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City Council Report

SUBJECT:	Second Reading of the Ordinance amending Chapter 13.04 of the Lincoln Municipal Code relating to Utility Billing Adjustments
SUBMITTED BY:	Steve Ambrose, Director of Support Services
DEPARTMENT:	Support Services
DATE:	September 13, 2016
STRATEGIC RELEVANCE:	Organizational efficiency

STAFF RECOMMENDATION:

Staff requests that the City Council consider adoption of Ordinance No. 917B amending Chapter 13.04 of the Lincoln Municipal Code relating to utility billing adjustments.

BACKGROUND / INTRODUCTION:

Ordinance No. 917B amends Chapter 13.04 of Lincoln Municipal Code, providing the City Manager the authority to adjust billings to reduce fees and charges. The adjustment would only apply when excessive water use occurs due to an unanticipated leak, unauthorized use, or circumstances beyond the customer's control; and the excessive water use is not cause by visible leaks, wasteful use, or any act omission, or negligence on the part of the customer.

On August 23, 2016, after a staff presentation on the alternatives for the proposed ordinance, City Council deliberated and voted 4-1 (Short voting no) to pass the first reading of the ordinance. The proposed ordinance includes the adjustment reducing the Tier 5 impact and established a maximum of $10,000 for approved adjustments in each fiscal year.

FINDINGS/ANALYSIS

Staff now recommends that the City Council adopt Ordinance No. 917B relating to the utility billing adjustments within the City.

CONCLUSION:

The ordinance would be effective 30 days after passage.

ALTERNATIVES:

The City Council may take the following action:

1. Adopt the proposed ordinance which implements a potential adjustment for the Tier 5 rate difference and a maximum fiscal year cap of $10,000 for all adjustments.
2. Decline to approve the proposed ordinance.
3. Provide staff with additional direction.

FISCAL IMPACT:

If adopted, the City's program to provide for customer billing adjustments related to water leaks would reduce funding for Tier 5 projects, but would not impact the Water Operations Fund or the General Fund. The annual impact for Tier 5 projects would not exceed $10,000.

CITY MANAGER REVIEW OF CONTENT:

APPROVED AS TO LEGAL FORM:

ATTACHMENTS:

- No. 1 - Ordinance No. 13.04.235 Billing Adjustments

CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINCOLN, CALIFORNIA, AMENDING CHAPTER 13.04 OF THE LINCOLN MUNICIPAL CODE BY THE ADDITION OF SECTION 13.04.235 RELATED TO ADJUSTMENTS TO WATER BILLS

WHEREAS, Section 1.01.050 of the Lincoln Municipal Code provides for amendments to the Lincoln Municipal Code by the City council; and,

WHEREAS, Article III of Chapter 13.04 of the Lincoln Municipal Code relates to rates and billing for water service to City of Lincoln Customers; and

WHEREAS, City Council recognizes that water service customers may be impacted by leaks that occur due to an unanticipated leak, unauthorized use, or circumstances beyond the customer's control; and

WHEREAS, the City Council desires to establish a method for the City Manager, or their designee, to adjust customers utility billing accounts when leaks as described above occur.

NOW, therefore, the City Council of the City of Lincoln does resolve as follows:

Section 1. The City Council of the City of Lincoln hereby approves the ordinance amending Chapter 13.04 of the Lincoln Municipal Code in the form as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 2. This ordinance shall take effect thirty (30) days after its passage. Within fifteen (15) days of its passage, this ordinance shall be published once in the *Lincoln News Messenger*, a newspaper of general circulation within the City. In lieu of publication of the full text of this ordinance within fifteen (15) days after its passage, a summary of this ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to Government Code Section 36933(c)(1).

Section 3. No Mandatory Duty of Care: This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4: Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 5: Savings Clause. The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take affect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 6: Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

INTRODUCED:
ADOPTED:
EFFECTIVE:

AYES:
NOES:
ABSENT:

_____
Spencer Short, Mayor

ATTEST:

_____
Gwendolyn Scanlon, City Clerk

Exhibit A

Title 13

PUBLIC SERVICES

13.04.235 Billings Adjustment.

(1) The City Manager, or their designee, may reduce the fees and charges due from a customer where the customer submits a request for a billing adjustment in writing to the City Manager within 60 days of the date the bill was issued and the City Manager determines that the customer has demonstrated all of the following conditions exist:

(a) The water bill for the billing period in question reflects Excess Water Use defined as water use exceeding Normal Use by fifty percent (50%) or more. Normal Use is the average of metered deliveries of water to the customer's premises for the same billing period during the three preceding years. If previous consumption figures are not available, estimates based on the best information available shall be used.

(b) The Excess Water Use is caused by an unanticipated leak from underground or unexposed pipes or other circumstances beyond the customer's direct control.

(c) The Excess Water Use is not caused by visible leakage such as leaks from faucets, toilets, sprinklers, hose bibs, above ground drip irrigation systems, and swimming pool related plumbing; wasteful use; or the customer's acts, omissions or negligence.

(2) Upon the City Manager's determination that all of the circumstances in 13.04.235(1) exist, the City Manager may determine that the City shall reduce the fees and charges related to the Tier 5 rate.

Example:
Assume a residential customer with a 1" meter in the SFR 1 rate schedule. Due to an unanticipated leak from underground or unexposed pipes, unauthorized use by persons not affiliated with the customer, or some other circumstances beyond the customer's direct control, the consumption in February of 2016 was 59,000 gallons. The customer's normal consumption in the month of February in the three preceding years averaged 5,000 gallons. The customers billing of $444.62 would be adjusted in the following manner:

Unadjusted Customer Billing	$ 444.62
Less: Reduction for Tier 5 (59k – 35k = 24k @ $2.88 per 1k gallons)	($ 69.12)
Adjusted Customer Billing without Tier 5 additional charge	$ 375.50

In addition to the above adjustments, the late fees and delinquency charges related to the adjusted billing period may also be waived at the City Manager's discretion.

(3) Limitations.

(a) No adjustments shall be given for service outages or interruptions including, but not limited to, maintenance or repair, temporary shortages or insufficient water supply or pressure.

(b) Adjustments are considered for no more than two consecutive billing periods.

(c) No more than one adjustment will be made for the same customer for the same premises in any five-year period. The customer is typically the property owner as the responsible party.

(d) The total adjustments for each request shall not exceed five hundred dollars ($500.00).

(e) The beginning effective date for eligible adjustments shall be for the billing cycle that includes December, 2015.

(f) The total adjustments approved by the City shall not exceed $10,000 in any fiscal year.

9L

City Council Report

SUBJECT: Deposit and Reimbursement Agreement with Meritage Homes of California, Inc. (Meritage) for the bond issuance costs related to the Sorrento Project - CFD 2005-1.

SUBMITTED BY: Steve Ambrose, Director of Support Services

DEPARTMENT: Support Services

DATE: September 13, 2016

STRATEGIC RELEVANCE: Infrastructure

STAFF RECOMMENDATION:

Staff requests adoption of the resolution approving the Deposit and Reimbursement Agreement between the City of Lincoln and Meritage for bond issuance costs related to the Sorrento Project - CFD 2005-1.

BACKGROUND / INTRODUCTION:

The Sorrento Project Community Facilities District (CFD) was formed in 2005, the first bond issuance in 2009, the second in 2013 and the fourth in 2014. The project has been approved for 395 single-family residential units. Meritage and their project management contractor, Bayless & Hicks, have requested the processing for a fourth bond issuance in the CFD. City staff recommends that a Deposit and Reimbursement Agreement in the amount of $50,000 be executed with Meritage to fund costs related to the bond issue.

The proposed financing team is consistent with the three prior bond issues:

Professional Service	Firm
Bond & Disclosure Counsel	Orrick, Herrington & Sutcliffe, LLP
Financial Advisor	PFM Group
Underwriter	Piper Jaffray
Trustee	US Bank
Special Tax Consultants	Goodwin Consulting Group

FINDINGS/ANALYSIS

The City has completed three successful bond issues for the CFD and the proposed fourth bond issue would be the final issuance for the district. The financing team remains the same to process the bond issue in an efficient manner.

CONCLUSION:

The bond issue for the CFD would provide reimbursement to the developer for the construction of infrastructure completed for the project.

ALTERNATIVES:

The City Council may take the following action:

1. Adopt the attached resolution approving the Deposit and Reimbursement Agreement and authorizing the City Manager to sign the document.
2. Provide staff with additional direction.

FISCAL IMPACT:

The $50,000 deposit shall be non-refundable; however, Meritage can request reimbursement as part of the cost of issuance with a successful bond sale.

CITY MANAGER REVIEW OF CONTENT:

APPROVED AS TO LEGAL FORM:

ATTACHMENTS:

- No. 1 – Resolution
- No. 2 – Deposit and Reimbursement Agreement

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING A DEPOSIT AND REIMBURSEMENT AGREEMENT FOR THE BOND ISSUANCE COSTS RELATED TO THE SORRENTO PROJECT – CFD 2005-1

WHEREAS, Meritage Homes of California, Inc. ("Meritage") acquired approximately 112 acres of land within the geographic limits of the City of Lincoln ("City") known as Sorrento and previously owned by Signature at Sorrento, LLC. The portion of the project acquired by Meritage was approved for 395 single family homes; and

WHEREAS, Meritage has assumed the rights and obligations of the Development Agreement, dated June 8, 2004 (Recorder's Number 2004-0125001) and the First Amendment, dated June 14, 2011 (Recorder's Number 2011-0051999); and

WHEREAS, Meritage has proposed to finance a portion of its infrastructure requirements and development impact fees through the issuance of special tax bonds secured by the Special Tax (the "Bonds"); and

WHEREAS, the City has agreed to assist in the financing of such infrastructure and development impact fees provided that the costs of doing so are paid by the Developer or from the proceeds of the Special Tax; and

WHEREAS, there has been submitted to the City Clerk of the City (the "City Clerk") a form of Deposit and Reimbursement Agreement (the "Deposit Agreement") providing for the deposit of funds by the Developer with the City to pay for such costs, and the reimbursement of such costs to the Developer from the proceeds of the Bonds; and

WHEREAS, the Deposit and Reimbursement Agreement are exempt from additional environmental analysis pursuant to California Environmental Quality Act (CEQA) by operation of CEQA Guidelines section 15301.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, AS FOLLOWS:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The Deposit Agreement, in substantially the form submitted to and on file with the City Clerk, is hereby approved for execution by the City, and the City Manager of the City or designee thereof is hereby authorized and directed to execute and deliver the Deposit Agreement in substantially said form, with such changes or additions that may hereafter become necessary in the interests of the City and which are approved by the Authorized Representative executing the same in consultation with bond counsel, such approval to be conclusively evidenced by the execution and delivery of the Deposit Agreement.

PASSED AND ADOPTED this 13th day of September, 2016:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

APPROVED:

_____
Spencer Short, Mayor

[Seal]

ATTEST:

_____
Gwen Scanlon, City Clerk

DEPOSIT AND REIMBURSEMENT AGREEMENT

By and Between

CITY OF LINCOLN

and

MERITAGE HOMES OF CALIFORNIA, INC.

_____

Relating to

Sorrento Development
Lincoln, California

Dated as of September 13, 2016

DEPOSIT AND REIMBURSEMENT AGREEMENT
(City of Lincoln Sorrento Development)

This Deposit and Reimbursement Agreement is made this 13th day of September, 2016 (the "Agreement"), by and between the City of Lincoln, a municipal corporation (the "City") and Meritage Homes of California, Inc., a California corporation ("Meritage" or the "Developer").

Recitals

A. The City and Signature at Sorrento, LLC ("Signature") entered into a development agreement, dated June 8, 2004, for the development of the Sorrento project located in the City of Lincoln (the "project").

B. In 2005, pursuant to section 3.14 of the Development Agreement, Sorrento Project Community Facilities District was formed to fund the infrastructure improvements which were required for the first phase of the project.

C. On November 13, 2012, Signature and Meritage entered into a purchase and sale agreement whereby Meritage acquired the remaining undeveloped property from Signature. The project has been approved for 395 single family residential units. Meritage also assumed all of the rights and obligations of the development agreement.

D. Meritage has now requested that the City assist in financing certain public capital improvements and development impact fees related to the project.

E. Meritage has requested the City to issue and sell special tax bonds of the City under the Mello-Roos Community Facilities Act of 1982 (the "Act"), upon the security of the special taxes levied against certain real property of Meritage to finance all or a portion of the eligible public capital improvements and development impact fees for the project. The community facilities district shall be hereinafter referred to as the "Financing District." The bonds issued as a result of such special tax proceedings shall be hereinafter referred to as the "Bonds."

F. In the event the City is able to accomplish sale and delivery of the Bonds pursuant to the Act, the City intends to utilize the proceeds of sale thereof pursuant to the terms and conditions of this agreement to (1) reimburse Meritage for the deposit required by this agreement, (2) accept the completed public improvements from Meritage and reimburse Meritage for the cost thereof, and (3) pay and/or reimburse Meritage for development impact fees relating to the project.

Agreement

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein, Developer and City hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct, and hereby incorporated in full.

2. Deposit. Upon approval of this Agreement by the City Council of the City and execution hereof by the authorized representatives of the parties, the Developer shall deposit with the City fifty thousand ($50,000) dollars into a special fund to be established and maintained by the City and to be known as the "Sorrento Financing District Improvement Fund." The City is authorized to disburse amounts from said fund, from time to time, to pay preliminary and incidental costs and expenses incurred by the City in connection with the City's proceedings to implement the Financing District as requested by the Developer. Without limiting the generality of the foregoing, the City may disburse amounts from said fund to other appropriate funds or accounts of the City to reimburse the City for the reasonable cost of staff time devoted to said proceedings, as well as to pay third party invoices from consultants retained by the City to assist the City in the implementation of the Financing District.

In the event that the balance in said fund is drawn down to an amount of less than ten thousand ($10,000) dollars, the City may notify the Developer of such fact, and the Developer shall promptly provide the City with an additional deposit of twenty-five thousand ($25,000) dollars, or such lesser amount as may be requested by the City, to assure the continued availability of funds for the payment of such preliminary expenses.

3. Due Diligence. The City agrees to proceed with all due diligence in the issuance and sale of the Bonds upon the security of the special taxes to accomplish the authorized purposes of the Financing District, including, but not limited to, reimbursement to the Developer for its deposit or deposits pursuant to this agreement, to acquire the completed work and improvements from the Developer and payment of (or reimbursement to the Developer for) eligible development impact fees; it being expressly understood that the City has no obligation to proceed with any acquisition until the subject work and improvements have been fully completed to the satisfaction of the City, as determined by the Public Services Director of the City or his designee, in the sole discretion of such person, such discretion not to be exercised arbitrarily or unreasonably.

4. Reimbursement. The City shall authorize the reimbursement of the Developer for the full amount of the deposits made and to be made by the Developer pursuant to this Agreement; provided, however, the City shall only be obligated to make reimbursements under this Agreement when and to the extent

the special taxes have been collected from property owners as the properties are developed, and to the extent the revenue is generated and available.

a. Notwithstanding any contrary provision herein, the City's obligation to reimburse the Developer for deposits or other advances made hereunder shall be a limited obligation, payable solely from the proceeds of Bonds. Under no circumstances shall the City be liable for such reimbursement from any other source of funds.

5. In accordance with any claims or protest procedures under the Revenue and Tax Code, the Government Code, or any procedures regarding disbursement of the Financing District One Time Special Taxes, and notwithstanding any other provision of this Agreement, the City shall not be required to make reimbursements under this Section until the limitations period for instituting court action to seek a refund of such special taxes, paid under protests has passed, and no court action has been instituted; in the event court action is instituted, the funds shall not be paid over to the Developer until the court action has been finalized and the authority to collect such charges has been sustained. Furthermore, the City may request that Developer undertake the defense of any action seeking refund of amounts paid under protest to the Developer; if the Developer decides not to undertake the defense of the action at Developer's own expense, the City may stipulate to return of the funds so paid under protest, and the City shall not be further obligated to Developer with respect to such funds so refunded. In the event a court action is maintained to prevent the City from collecting such funds, the City may request that Developer undertake the defense of that action. In the event the Developer decides to undertake such defense, Developer shall agree to hold the City harmless from any and all liability thereunder; in the event the Developer decides not to undertake defense of the action at Developer's sole expense, the City may stipulate to cease collecting such funds, or enter into any other settlement of the litigation acceptable to the City, and Developer shall lose any right to reimbursement with respect to such protested amounts.

6. Public Offering. The City agrees to use its best efforts to accomplish a public offering and sale of the proposed Bonds, it being understood that the City intends to accomplish such offering and sale through a negotiated sale to Piper Jaffray & Co., Sacramento, California. To enable the City and Piper Jaffray & Co. to prepare an Official Statement to be utilized in connection with the public offering of the proposed Bonds, the Developer agrees to provide such financial information, development program information, title reports, appraisal reports, and such other information as the City and Piper Jaffray & Co. may consider material in connection with preparing the Official Statement and determining feasibility and structure of the proposed Bond issue. Such reports and information shall be provided to the City and to Piper Jaffray at no cost to either, and the actual cost and expense of the Developer shall be eligible for reimbursement from bond sale proceeds, provided that sufficient allowance has been made in the cost estimate and bond sale for that purpose.

7. Acceptance and Title to Improvements. If improvements are to be acquired with bond sale proceeds, prior to the issuance or sale of the Bonds, the City and the Developer shall enter into an agreement setting forth, among other things, the terms upon which the City will accept any improvements.

8. General.

a. Successors and Assigns. Each and every provision of this Agreement shall be binding and inure to the benefit of the successors-in-interest of the parties hereto.

b. Choice of Law and Venue. This Agreement shall be interpreted under and governed by the laws of the State of California, except for those provisions preempted by federal law. However, the laws of the State of California shall not be applied to the extent that they would require or allow the court to use the laws of another state or jurisdiction. All parties to this Agreement agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in Placer County, California.

c. Amendment. This Agreement cannot be altered, amended or modified in any way without the express written consent of each party hereto or their authorized successor-in-interest.

d. Time if of Essence. Time is of the essence for this Agreement

e. Notice. Notices under this Agreement shall be deemed given when delivered by First Class Mail, Postage Prepaid, as follows:

City:	**Developer:**
City Manager	Division President
City of Lincoln	Meritage Homes
600 Sixth Street	1671 E Monte Vista Ave, Suite 214
Lincoln, CA 95648	Vacaville, CA 95687

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their authorized representatives as of the effective date stated above.

CITY OF LINCOLN

By: _____
Matthew Brower, City Manager

MERITAGE HOMES OF CALIFORNIA, INC.

By: _____
Barry Grant, President

10A

CITY COUNCIL REPORT

MEETING DATE: September 13, 2016

SUBJECT: Public Hearing regarding Adoption of Text Amendments to Chapters 18.12, 18.14, 18.16, 18.18, 18.20, 18.22, 18.24, 18.26, 18.28, 18.29, 18.30, of the Lincoln Zoning Ordinance addressing Solar Energy Systems as a principally permitted and accessory permitted use within the City

SUBMITTED BY: Jim Bermudez, Development Services Manager

DEPARTMENT: Community Development

STRATEGIC RELEVANCE: Organizational Efficiency

STAFF RECOMMENDATION:

Staff respectfully recommends that the City Council:

1. Conduct a Public Hearing
2. Waive full reading and introduce Ordinance __ by title and number only Text Amendments to the following Chapters of the Lincoln Zoning Ordinance addressing Solar Energy Systems as a principally permitted and accessory permitted use within the City:

    Chapter 18.12 (R-1) Single Family District
    Chapter 18.14 (R-2) Duplex Residential District
    Chapter 18.16 (R-3) Multiple Residential District
    Chapter 18.18 (R-E) Residential Estate District
    Chapter 18.20 (BP) Business Professional District
    Chapter 18.22 (C) Commercial District
    Chapter 18.24 (H-C) Highway Commercial District
    Chapter 18.26 (L-I) Light Industrial District
    Chapter 18.28 (I) Industrial District
    Chapter 18.29 (A-D) Agricultural District
    Chapter 18.30 (O-S) Open Space District

BACKGROUND/INTRODUCTION:

The City Council adopted an interim urgency ordinance on June 7, 2016 placing a 45-day moratorium on the approval of permits for all solar energy systems larger than 15 kilowatts. Subsequently, Council took action on July 12, 2016 extending the moratorium for ten months and 15 days. The impetus of the moratorium was the presentation of evidence suggesting potential specific, adverse impacts on public health and safety at the time that the City was reviewing a submittal for a large-scale solar energy project within the City.

Adoption of the moratorium, pursuant to Government Code section 65858, afforded the City the opportunity to study the specific, adverse impacts on public health and safety

prior to issuing the requested permit or any additional permits for any large-scale solar energy projects within the City.

The City's Zoning Ordinance does not address solar systems as a permitted, accessory, or conditional uses within any zoning district. The Government Code requires cities to provide streamlined permitting for small residential rooftop solar energy systems, which the City follows. However, the provisions of the Government Code do not address where solar energy systems (other than small residential rooftop energy systems) would be considered suitable within areas of the City, nor does it define the size and scale of such systems that would be considered compatible with the surrounding environment.

State law provides that solar energy systems are subject to non-discretionary building permit review. The objective of the proposed amendment is to establish areas where a solar energy system would be appropriate and to ensure that locating a solar energy system within each of the proposed zoning districts would be compatible with the planned vision of the City, including consideration of the consequences of a facility within certain areas of the City. This includes the unintended consequences to a neighborhood of locating a large scale solar energy system that could be detrimental to the overall development of a specific planning district. Staff is looking to establish sound and adequate standards in which the location of solar energy systems would not be detrimental to the neighborhood and overall vitality of the community.

The Planning Commission reviewed the proposal during the regular meeting of August 17, 2016. The Commission requested staff modify the ordinance to ensure that solar energy systems are permitted in the side and rear of all lots. At the close of the public hearing, the Planning Commission voted to recommend approval of the project to the City Council via Planning Commission Resolution. Since the Planning Commission hearing, staff has modified the language of the resolution to clarify the requirements of the accessory use and to permit accessory solar uses on rooftops of structures in the open space district.

FINDINGS/ANALYSIS:
Staff is seeking to amend eleven Zoning Districts by establishing parameters allowing for solar energy systems as principally permitted and/or accessory permitted uses. The proposed zoning amendments would distinguish between zones where a solar energy system is permitted as a primary use and where a solar energy system would only be permitted if it is accessory to a primary, permitted use.

Staff is recommending that a solar energy system be considered an accessory use on a lot with a principle structure in the following Zoning Districts by adding a section labeled 'Accessory Uses':

Accessory Uses.

Section 18.12.025 (R-1) Single Family District
Section 18.14.025 (R-2) Duplex Residential District
Section 18.16.025 (R-3) Multiple Residential District
Section 18.18.025 (R-E) Residential Estate District
Section 18.20.025 (BP) Business Professional District
Section 18.22.025 (C) Commercial District

Section 18.24.025 (H-C) Highway Commercial District
Section 18.26.025 (L-I) Light Industrial District
Section 18.29.025 (A-D) Agricultural District
Section 18.30.025 (O-S) Open Space District

A solar energy system is permitted as an accessory use in the R-1, R-2, R-3, R-E, BP, C, H-C, L-I, and A-D zoning districts in accordance with the following requirements:

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.

b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.

c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.

d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Permitting a solar energy system as an accessory use would continue to allow placement of solar energy systems fitted for residential development on or adjacent to residences, as the primary use of the lot would be considered the habitable structure. Similarly, solar energy systems would be permitted as accessory to primary structures in business, commercial, open space, and agricultural areas. The code amendment would allow the continued construction of facilities within the property and provides the ability to address vacant lots within the City by preventing the construction of a solar energy system on vacant and undeveloped property, as the solar energy system would then be considered the primary use, which could not be allowed.

The City has many open space areas with the purpose to conserve land that should remain for passive and active recreation uses, resource management, and public safety. Uses that would typically be appropriate in this land use designation include recreation amenities, habitat and wildlife preserves, and in some cases storm water management facilities, in addition to areas that separate development from urban areas. These areas are primarily publically owned and in most cases encumbered and conveyed to the City by development to meet the City's open space requirement. As such, these areas should remain preserved for their intended use. Open space land should not be covered for the sole purpose of developing solar energy systems. As such, the proposed revision permits solar energy systems in O-S zoning districts in accordance with the following requirements:

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. **The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.**
b. **The Solar Energy System shall only be permitted on the roof of a permitted principle structure.**
c. **The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.**
d. **The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.**

Staff identified areas in the City where large-scale facilities would not conflict with surrounding conditions or be detrimental to surrounding uses. Staff determined that solar energy systems should be permitted within the Industrial District (I) whether or not the solar energy system is accessory to an existing use. Therefore, in the Industrial District, solar energy systems would be permitted on any vacant or undeveloped lot and/or integrated into the building design of a structure within the industrial zone. The following amendment will be necessary for solar energy systems to be permitted as a primary use in the Industrial zone:

18.28.010 - Permitted uses.

The following are permitted uses in the Industrial (I) district provided that they comply with all state and federal laws and city ordinances applicable to the regulation of obnoxious or offensive noise, smoke, dust, explosives, vibration, odors, bright or flashing lights, or any other nuisance factors:

(6) Solar Energy System (Defined in Section 15.05.020A.)

In addition to the proposed language set forth in this report, each specific plan area within the City with approved General Development Plans, may have additional or separate regulations for solar in its plan area. Where those Planned Development Districts do not regulate solar, these provisions shall apply.

ENVIRONMENTAL REVIEW:
The proposed ordinance is exempt from the California Environmental Quality Act (Pub. Resources Code section 21000 et seq., "CEQA") pursuant to Public Resources Code section 21065 and CEQA Guidelines section 15061(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

CONCLUSION:
Staff recommends that the City Council conduct a public hearing and adopt the proposed amendments specifically, when solar energy systems are considered an accessary use on a lot of a principle structure, and/or when the system is considered the primary use of the lot for each specific zoning district within the City, to the City Council.

FISCAL IMPACT:
There is no anticipated fiscal impact.

LEGAL REVIEW: LZW

ATTACHMENT:
Ordinance

CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINCOLN, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE LINCOLN ZONING ORDINANCE, TITLE 18, ET. SEQ., AND FINDING THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Section 1.01.050 of the Lincoln Municipal Code provides for amendments to the Lincoln Municipal Code by the City council; and,

WHEREAS, Title 18, Chapter 18.92, of the Lincoln Municipal Code provides for the amendment of the Title by changing the text whenever the public necessity, convenience, or general welfare requires such amendment; and,

WHEREAS, the Planning Commission of the City of Lincoln held a duly noticed public hearing on August 17, 2016, and after considering the request relating to the various amendments/new language, staff's analysis, and public input, voted to recommend that the City Council amend the City's Zoning Ordinance; and,

WHEREAS, pursuant to Lincoln Municipal Code section 18.04.020, any use not specifically permitted is prohibited; and,

WHEREAS, a public notice describing the proposed amendments to the Lincoln Zoning Ordinance relative to Title 18 was published in the Lincoln News Messenger, a newspaper of general circulation, in accordance with section 6061 or the California Government Code.

NOW, THEREFORE, the City Council of the City of Lincoln does hereby find that there is a public necessity to amend the zoning ordinance to address the following eleven (11) areas as follows:

Section 1. Section **18.12.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:
   a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
   b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
   c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy Systems is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
   d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 2. Section **18.14.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 3. Section **18.16.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located unless, the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 4. Section **18.18.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 5. Section **18.20.025 Accessory Uses**.

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:
   a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
   b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
   c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
   d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 6. Section **18.22.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:
   a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
   b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
   c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
   d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 7. Section **18.24.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:
   a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
   b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
   c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.

d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 8. Section **18.26.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 9. Section **18.29.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure or in the rear and side yard of the lot adjacent to a permitted structure.
c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.
d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 10. **Section 18.30.025 Accessory Uses.**

(1) Solar Energy System - A Solar Energy System as defined in Section 15.05.020A shall be permitted if the Solar Energy System meets all of the following conditions:

a. The Solar Energy System shall be designed for the purpose of reducing on-site energy needs and shall be accessory to and incorporated into the development of an authorized use of the property.
b. The Solar Energy System shall only be permitted on the roof of a permitted principle structure.
c. The Solar Energy System shall conform to all set back requirements for the district in which the Solar Energy System is located, unless the Community Development Director or his designee identifies a safety concern requiring placement within the setback.

d. The Solar Energy System shall be designed to absorb light, have minimal glint and glare and to scatter the reflected light.

Section 11. **Section 18.28.010 Permitted uses.**
(6) Solar Energy System (Defined in Section 15.05.020A).

Section 12. Pursuant to Section 1.6 of the City of Lincoln's Environmental Guidelines, the City of Lincoln's Community Development Director has reviewed the new language, and determined that it is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines; which, provides under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and a Notice of Exemption will be recorded with the project; and,

Section 13. No Mandatory Duty of Care: This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 14. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 15. Savings Clause. The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take affect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 16. This ordinance shall take effect thirty (30) days after its passage. Within fifteen (15) days of its passage, this ordinance shall be published once in the *Lincoln News Messenger*, a newspaper of general circulation within the City. In lieu of publication of the full text of this ordinance within fifteen (15) days after its passage, a summary of this ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to Government Code Section 36933(c)(1).

PASSED AND ADOPTED THIS 13th day of September, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

_____
MAYOR

ATTEST:

_____
CITY CLERK

10B

CITY COUNCIL REPORT

SUBJECT: **Meadowlands Residential Subdivision Project**

SUBMITTED BY: **Steve Prosser, Senior Planner**

DEPARTMENT: **Community Development**

DATE: **September 13, 2016**

STRATEGIC RELEVANCE:

Infrastructure:
Underlying foundation on which the continuance and growth of our community depends.

Team Cohesion:
Staff, Commission, and Council in unity supporting the City's vision and mission.

STAFF RECOMMENDATION(S):

Staff recommends the City Council conduct a public hearing for the Meadowlands project; consider the information contained in the report and testimony of the public; and, take the following action:

1. Adopt Resolution 2016-_____, determining that the Addendum to the Final Environmental Impact Report (FEIR) for the Meadowlands project is the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act (CEQA) based on a determination that no new or substantially more severe impacts would result from the project and the prior analysis contained in the originally certified FEIR adequately addresses environmental impacts (Attachment 1).

2. Adopt Resolution 2016-_____, approving a General Plan Amendment for the Meadowlands project (Attachment 2).

3. Introduce and waive first reading of Ordinance____ approving a rezoning for the Meadowlands project (Attachment 3).

4. Introduce and waive first reading of Ordinance____ approving an amended General Development Plan for the Meadowlands project (Attachment 4).

5. Adopt Resolution 2016-_____, approving the Large Lot Tentative Map for the Meadowlands project (Attachment 5).

6. Adopt Resolution 2016-_____, approving the Small Lot Tentative Subdivision Map for the Meadowlands project (Attachment 6).

7. Adopt Resolution 2016-_____, approving the Specific Development Plan and Development Permit for the low density and medium density portions of the Meadowlands project (Attachment 7).

BACKGROUND:

On June 12, 2012, the City of Lincoln approved the original Meadowlands project which included the approval of a Vesting Tentative Subdivision Map allowing subdivision of the property into 209 single-family lots on 40 acres, four High Density Residential (HDR) parcels totaling 5.2 acres located north and south of the future Gladding Parkway to allow for the development of alley-loaded multiple family dwelling units, one 4-acre detention basin parcel, one 0.8-acre parcel for Light Industrial (LI) to be utilized by the Gladding McBean Plant for employee parking, two neighborhood parks totaling 1.6 acres, four open space parcels totaling 1.6 acres, one 48.8-acre wetland preserve parcel, and a future right-of-way for Gladding McBean Parkway totaling 5.6 acres. City approval consisted of a General Plan Amendment to change the land use designations from Low Density Residential (LDR), Light Industrial (LI) and Open Space (OS) to Low Density Residential (LDR), High Density Residential (HDR), Light Industrial (LI), Open Space (OS) Parks and Recreation (PR) and Public Facilities (PUB); the approval also includes rezone of the site from LDR, OS and LI to Planned Development (PD); and the approval of a General Development Plan to adopt the following zoning designations:

- Low Density Residential (LDR-5) – 40.5 Acres
- High Density Residential (HDR-20) – 5.2 Acres
- Light Industrial (LI) – 0.8 Acres
- Park (P) – 1.6 Acres
- Wetland Preserve (OS) – 48.8 Acres
- Open Space Preserve (OS) – 1.6 Acres
- Detention/Water Quality Basin (PUB) – 4 Acres

INTRODUCTION:

In November, 2015, the City received an application to redesign the previously approved project to allow for 190 low and medium density detached single family residences, a single consolidated 5.2 acre high density parcel to allow for a future multiple family residential development, a relocated and enlarged neighborhood park, additional passive recreational open space, a linear park and landscape berm along the east boundary of the Gladding McBean plant as a buffer to the proposed residences that also incorporates a multi-use trail that runs north and south through the project site, and a relocated water quality basin. In addition, the application includes over 47 acres of open space conservation area which include the portion of Markham Ravine west of the project site. In summary, the current application requests approval of a General Plan Amendment changing the existing Land Use Designations within the site from Low Density Residential (LDR), High Density Residential), Light Industrial (LI), Park (P) and Public Facilities (PUB), and Open Space (OS) to Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Open Space Recreational (OS-R), Open Space Storm Detention (OS-SD), Linear Park (LP), Park (P),

and Open Space Conservation (OS-C); approval of a zoning amendment to redefine the Planned Development project area to incorporate the parcel configuration changes; and, approval of an Amended General Development Plan to adopt the following zoning designations:

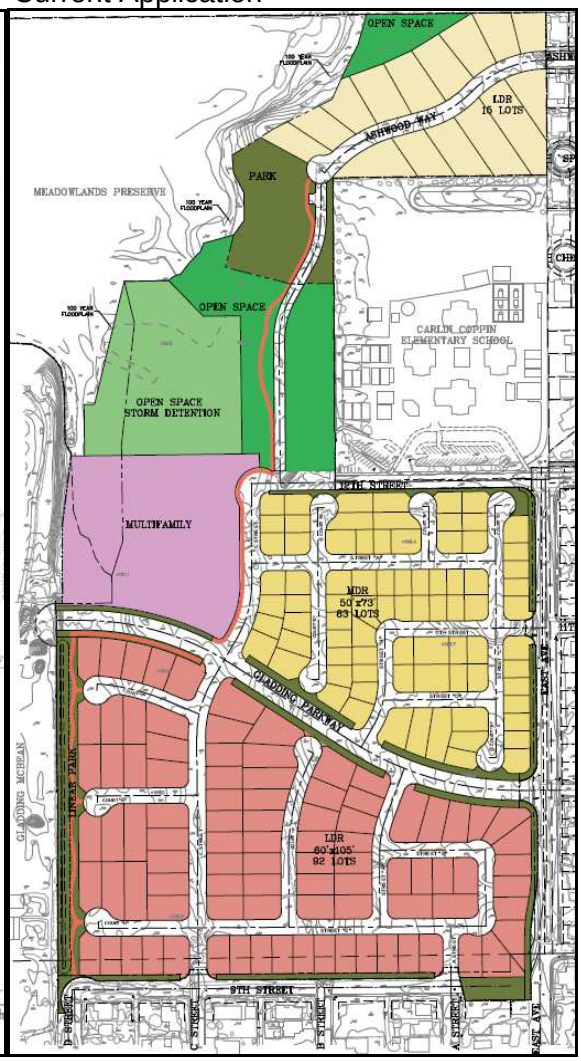
- Low Density Residential (LDR) – 28.1 Acres
- Medium Density Residential (MDR) – 13.7 Acres
- High Density Residential (HDR) – 6.2 Acres
- Neighborhood Park (P) – 2.2 Acres
- Linear Park (LP) – 1.4 Acres
- Open Space Recreation (OS-R) – 4.8 Acres
- Open Space Conservation (OS-C) – 47.2 Acres
- Water Quality Basin (OS-SD) – 4.1 Acres

2012 Approved Project and Current Application

Description	2012 Project		Current Application		Difference	
	Units	Acres	Units	Acres	Units	Acres
Project Site						
Single Family Residential	209	40.5	190	41.8	-19	+1.4
Multiple Family Residential	104	5.2	104	6.2	0	+1.0
Water Quality Basin	--	4.0	--	4.1	--	+0.1
Landscape Lots	--	--	--	1.2	--	+1.2
Industrial (Parking Lot)	--	0.8	--	--	--	-0.8
Open Space Conservation	--	48.8	--	47.2	--	-1.6
Recreational Open Space	--	1.6	--	4.8	--	+2.6
Parks/Linear Park	--	1.6	--	3.6	--	+1.8
Gladding Parkway	--	5.6	--	**	--	--
Total Project Site	***313***	***108***	***294***	***108.9***	***-19***	***+.9***
* including Gladding Parkway is incorporated into the total acreage of the current project where applicable						
For Reference Only- Gladding Parkway	--	*5.6*	--	*3.4*	--	*-2.2*

2012 Approval

Current Application



FINDINGS/ANALYSIS:

General Plan Amendment

The City of Lincoln General Plan serves as the guiding land use document for the City of Lincoln. Staff has analyzed the proposed Meadowlands General Plan Amendment and found the request consistent with policies of the 2050 General Plan, specifically:

Land Use & Community Design Policy LU-1.5 (Infill Development) states that the City shall pursue the development of vacant infill parcels in and around the Downtown area. The subject property is the largest vacant and underutilized parcel determined suitable for residential development within a half-mile radius of the intersection of Lincoln Boulevard and McBean Park Drive, which is approximately the center of the historic downtown per the City's Downtown Urban Design Plan.

Land Use & Community Design Policy LU-1.6 (Transportation Choices) states that the City will promote the application of land use layouts and community designs that provide residents with transportation choices to walk, ride bicycles, ride transit services, as well

as utilize a vehicle, including neighborhood electric vehicles. The project, as conditioned, provides a north/south multiple use trail that connects residents to both the proposed neighborhood park and to the existing adjacent elementary school. Future public transportation needs will be met through the addition of a separated bus turnout at 9th Street and East Avenue for ease of access. Additionally, residents will be able to utilize NEVs through the network of local residential streets connecting with both East Avenue and Gladding Parkway, which both will have dedicated NEV/bicycle lanes.

Land Use & Community Design Policy LU-1.7 (Housing Choices) states that the City will promote the application of land use designs that provide a variety of places where residents can live, including apartments, condominiums, townhomes, and single family attached and detached. The current project includes 107 low density detached single family residences, 83 medium density detach single family residences and a 6.2 acre high density residential parcel, which not only consolidates but increases the high density acreage approved in 2012 to provide a variety of site design options to a multiple family development to create a desirable housing development in the future.

Land Use & Community Design Policy LU-1.9 (Existing Assets) states that the City will promote the use of vacant infill parcels and the intensifying of land uses on parcels that are underutilized in order to better utilize existing public infrastructure. This project facilitates development of approximately 62 of 109 developable vacant acres infill property within ½ mile of downtown. Additionally, the subject property is within walking distance to an existing elementary school creating a highly desirable housing opportunity for residents with young children.

Land Use & Community Design Policy LU-2.6 (Land Use Designations) states that the City Housing Choices shall provide a variety of residential land designations that will meet the future needs of the City. The current project provides for approximately 28 acres of low density residential, 13 acres of medium density residential and 6 acres of high density residential. In other words, the project has designated acreage for each of the three of the most common residential land use designations found within the City.

Land Use & Community Design Policy LU-2.8 (Innovative Design) states that the City shall promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques. The current project consists of a planned unit development with site specific development standards set for in a General Development Plan while ensuring local review to encourage high quality residential design through the Specific Development Plan/Development Permit and Design Review process.

Housing Element Policy 2 (Variety of Housing Facilitate the construction of a variety of housing types affordable to all income levels) states that the City shall continue to permit Planned Development District zoning that promotes a variety of housing types in the city through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements. The 6.2 gross acres of total High Density Residential maintains the identified 104 dwelling unit count, described within the City's 2013-2021 Housing Element, for the project area. Additionally, the inclusion of both low density and medium density residential land uses facilitates the construction of multiple housing styles to accommodate market demand for a variety of housing sizes and related costs to better serve a majority of income levels.

Land Use and Circulation Design Diagram Modification

The City of Lincoln Land Use and Circulation Design Diagram serves as the visual representation of the desirable land use and circulation pattern for City of Lincoln. The adoption of the City's General Plan in 2008 included a Land Use and Circulation Design Diagram which determined a Citywide need for a future arterial roadway connecting East Avenue to Nicolaus Road with a portion of the future roadway located in the approximate center of the developable area of the Meadowlands project site. In 2012, the original Meadowlands project was approved with a roadway design with that began at the intersection of 9th Street and East Avenue. The design followed the East Avenue alignment to north of 9th Street crossing the site in a large arch located generally along the same path and shown in the Land Use and Circulation Design Diagram.

Upon approval of the 2012 Meadowlands project, the proposed design of Gladding Parkway then modified the diagram based on the provided roadway location and dimensions. As seen on the following page, the previously approved Gladding Parkway design required a significant redesign of 9th Street incorporating a parallel on-ramp style design for north bound traffic with a direct connect onramp along East Avenue between 10th Street and 11th Street for southbound travel. The proposed design also required a significant amount of right-of-way (120 feet) to incorporate large areas of landscape on both sides of the sidewalk area. This likely was necessary to create a large landscape buffer area between the road surface and the front porch area of the desired row house design introduced within the high residential parcels contiguous to the Gladding Parkway land dedication area. The larger buffer area would have eliminated the need for a soundwall to mitigate future noise impacts that would detract from the applicant's overall design concept of row housing along a minor arterial road. Additionally, the larger median found in the preliminary design would have allowed for future improvement to occur at such time as the roadway extension was constructed and the ultimate four vehicular travel lanes where installed.

During the initial review of the current proposal for the Meadowlands site, both staff and the applicant began discussions how best to improve the Gladding Parkway roadway design to fit the needs of the project based on the revised development pattern, while meeting the current and future roadway needs of the City per the adopted Land Use and Circulation Elements. The applicant proposed a Gladding Parkway alignment that relocated the eastern access to the intersection of 10th Street and East Avenue, eliminating both the need for a significant redesign of 9th Street and the remnant portions of undevelopable lands found south of the 9th Street west of East Avenue that resulted from the 9th Street realignment. Additionally, by connecting to the 10th Street intersection, the applicant eliminated the need for a mid-block southbound parkway access along East Avenue between 10th and 11th Street. In other words, Gladding Parkway intersects the established roadway system at and existing intersection (East Avenue and 11th Street). The intersection will either be controlled by a stop sign or ultimately a full signal, if warranted through a subsequent traffic signal warrant analysis required by the City as a condition of project approval. Notwithstanding the above, the requested re-alignment of Gladding Parkway matches exactly the previously approved location of the roadway terminus along the western boundary of the project site in proximity to the Gladding McBean plant and consistent with the future Gladding Parkway to Nicolaus Road extension design per the City's Land Use and Circulation Design Diagram as shown on the following page. Lastly, due to elimination of the row house high density residential concept along what has been determined to be a minor arterial roadway, there was an opportunity to design a narrower roadway that would allow for the adjacent developable

land to be designed in line with a traditional residential neighborhood where a majority of the parcels are rear yard adjacent to Gladding Parkway with the remaining having street side yards. What is seen with this more traditional style of residential development is that the use of fencing, rather than large swathes of land, is more appropriate for noise mitigation resulting in larger and more desirable residential parcels.

2012 Gladding Parkway **2016 Gladding Parkway**

Dissolution of Redevelopment Agencies/Affordable Housing Requirement

At the time of the original project review and approval process, the State of California was in the process of implementing legislation to eliminate local jurisdiction's Redevelopment Agencies and effectively Redevelopment Agency Plans. With this in mind, and due to the fact that the Meadowlands Project was within the prior boundaries of the City of Lincoln's designated Redevelopment Area, and approved with a condition that required 15% of the units on site to meet the required affordability provisions of California Redevelopment Law, if this requirement was still in effect post Redevelopment Agency dissolution. The dissolution of Redevelopment Agency statewide eliminated local Redevelopment Plans, which were the implementation tool for affordability regulations. As such, with the only mandated affordable housing tool taken away from the City, the project site is no longer subject to any affordability housing requirement.

Rezone

The proposed rezoning, in conjunction with the amended General Development Plan, will re-establish a Planned Development Zoning designation for the site and include the following two distinctive districts within this zoned Planned Development Area:

District One

District one is just over 47 acres that is identified as the Meadowlands Open Space Preserve encompassing portions of the Markham Ravine Open Space directly west of the developable portions of the project area. This area has been designated open space conservation (OS-C) and will continue in its current state.

District Two

District Two is the development portion of the Meadowlands project, which allows for residential development with a variety of uses to create a pedestrian oriented neighborhood based on the principle of quality single-family and multiple-family residential master planned subdivision design, combining a mixture of densities, substantial open space, park uses, and trail system.

General Development Plan

The amended General Development Plan serves as a zoning tool to implement the vision and objectives of the City of Lincoln General Plan while allowing the development flexibility of Planned Development zoning. The General Development Plan establishes a comprehensive design framework, guidelines and development standards to ensure that projects will be developed in a cohesive and well-planned manner that ultimately results in an attractive, high-quality community as envisioned by the Specific Plan. The design guidelines and development standards will be used by City staff in reviewing subsequent development applications for individual projects/phases and guide developers, builders, planners and designers involved in the construction of the community.

Meadowlands Development Standards

Low Density Residential	**Single-Family Detached**
Density Range	Less than 6.0 du/ac
Minimum Lot Area	6,000 sq. ft.
Minimum Corner Lot Area	6,800 sq. ft.
Maximum Lot Coverage	60%
Minimum Lot width	50 ft.
Minimum Corner Lot Area	58.5 ft.
Minimum Lot depth	100 ft.
Medium Density Residential	**Single-Family Detached**
Density Range	6.0-12.9 du/ac
Minimum Lot Area	3,500 sq. ft.
Minimum Corner Lot Area	4,000 sq. ft.
Maximum Lot Coverage	60%
Minimum Lot width	50 ft.
Minimum Corner Lot Area	58.5 ft.
Minimum Lot depth	68 ft.
High Density Residential	**Multiple Family Residential**
Density Range	13.0-20.0 du/ac
Minimum Lot Area	Per Specific Development Plan/Development Permit
Minimum Corner Lot Area	
Maximum Lot Coverage	
Minimum Lot width	
Minimum Lot depth	

Large Lot Tentative Map

The project includes a Large Lot Tentative Map that may be recorded independently of the Small Lot Tentative Subdivision Map (Attachment 4, Exhibit B). The Large Lot Tentative Map has been designed to allow for the phasing of development based on the Large Lot configurations proposed. The phasing plan provides for logical development that includes all necessary infrastructure improvements to allow not only each phase to develop independently but also lays the backbone infrastructure necessary for each

successive phase based on each identified Phase and its corresponding residential zoned Large Lot Parcel (Attachment 4, Exhibit C).

Small Lot Tentative Subdivision Map

As part of the Meadowlands Project, the applicant has submitted an application for a Small Lot Tentative Subdivision Map, which would create the following lots:

Land Use	Gross Acres	No. of Lots	No. of dwelling units
Low Density Residential	28.15	107	107
Medium Density Residential	13.73	83	83
High Density Residential	6.20	1	104
Neighborhood Park	2.20	1	0
Linear Park	1.40	1	0
Open Space Conservation & Recreation	49.44	3	0
Water Quality Pond	4.11	1	0
Landscape Lots	3.77	20	0
Total	109	217	294

*Future Public Road Right-of-Way is incorporated into the gross acreage for all zoning types where applicable

92 of the low density single-family lots (herein referred to as Large Lot 4) consist of approximate dimensions of 60'x 105' and the remaining 15 low density lots (herein referred to as Large Lot 1) consist of approximate minimum dimensions of 78'x109'. The 83 medium density lots (herein referred to as Large Lot 3) consist of approximate dimensions of 50'x73'. Development standards for the 6.2 acre high density residential parcel will be set and determined based on the type of development proposed, with review and approval through the Specific Development Permit/Development Plan entitlement process.

Parks and Open Space

New development within the City is required to preserve existing open space while also providing for traditional parks. The Meadowlands project preserves through zoning and land use restrictions approximately 50 acres of open space, mostly within or proximate to Markham Ravine. The project also provides for an approximately 2 acre active park directly west of Carlin Coppin Elementary School and north of the water quality pond and a 1.4 acre linear park directly east of the outdoor storage yard of Gladding McBean (Attachment 5, Exhibit B).

The City of Lincoln General Plan establishes a standard of five acres of parkland per 1,000 residents within any project that may be approved without a Development Agreement, which is not required for this project.

City of Lincoln Municipal Code Chapter 17.32 has established a household population (number of persons expected per household) for various residential densities associated

with parkland requirement calculations. The assumed household population for Low Density residential development is 3.6 persons per household; the assumed household population for Medium Density Residential is 2.8 persons per household; and, the assumed household population for High Density Residential is 1.8 persons per household. Given that the project proposes 107 low density residences, 83 medium density residences and 104 high density residences, it is assumed that Meadowlands will have 805 residents at build out. Based on the calculation of the project's assumed total household population, as described above, a total of 4.02 acres of parkland will be required.

The project's obligation for 4.02 acres of parkland will be partially met through the developer's construction of both the 1.4 acre linear park and the 2.2 acres active park as shown on the small lot tentative map and described more fully within the Amended General Development Plan (Attachment 3, Exhibit C, Page 2-7). After taking into consideration total acreage of the two on-site park amenities, it appears that 0.42 acres of required parkland is unaccounted for and needs to be addressed. Pursuant to the City of Lincoln General Open Space and Conservation Element, in conjunction with Appendix B: Park Requirements, non-traditional park lands may be granted partial credit if the lands in question provide some form of recreational value at a one acre of park credit for every 5 to 10 acres of accepted non-traditional park land.

In order to satisfy the remaining 0.42 acres of park land for the project, staff has evaluated the proposed 3.49 acre Open Space Recreational parcel, shown as Lot 7 of the Large Lot Map (Attachment 4, Exhibit B) and staff has found that this Open Space Recreational parcel includes both preserved wetland features and an important portion of the proposed trail system connecting the active parkland to the residential areas to the south. As the open space incorporates both preserved wetland areas and an integral part of the proposed trail system, the open space recreation parcel qualifies for partial park credit and provides for necessary 0.42 acres of park credit at the project specific ratio of 8 non-traditional acres to 1 park land credit acre.

Trails & Bikeways

The proposed north/south multiple use trail system that consists of a10-foot wide trail begins at the southwest corner of the property along the Linear Park. The trail then moves east along the south side of Gladding Parkway crossing at the C street Intersection. The trail then runs along the east property line of the multiple family parcel and continues along the north side of the 12th Street extension until reaching the designated Open Space Recreational area. The trail continues north toward the neighborhood park along the west side of the park driveway until terminating at the southern end of the proposed Ashwood Court, which is an extension off of Ashwood Way (Attachment 6, Exhibit B). In addition to the multiple use trail system, additional bikeway includes NEV/bicycle lanes along Gladding Parkway and East Avenue.

Roadways and Circulation

As shown on the Small Lot Tentative Subdivision Map (Attachment 5, Exhibit B), the current Meadowlands project includes a roadway design that provides multiple points of access with the surrounding street system. Access includes an Ashwood Way extension, a 12th Street extension, an extension of 11th Street west of East Street, Gladding Parkway connection at 10th Street and East Avenue, a northern extension of C Street connecting 9th Street to the 12th Street extension, and an A street extension north of 9th Street. All internal residential streets are designed to be consistent with the City of

Lincoln requirements. Additionally, staff has worked with the applicant to bring forward a re-alignment plan for East Avenue as part of the roadway improvements necessary for the project in order to reduce an existing lane off-set found at the 9th Street intersection (Attachment 5, Exhibit H). Additionally, in order to also address the east/west 9th Street travel lane off-set along East Avenue, the project eliminates through traffic along 9th Street west of East Avenue and introduces an Emergency Vehicle Access (EVA) to allow for an additional access point for public safety personnel and equipment. A secondary benefit of closing 9th Street west of East Avenue to through traffic is that it allows for the design and construction of standard public transit turnout outside of the travel lane to improve future access to public transit along East Avenue while minimizing vehicle travel delays and the safety concerns normally seen when buses must stop within travel lanes.

Gladding Parkway

Although the previous project designated approximately 5.6 acres of right-of-way for the future Gladding Parkway project, the only requirement of the previous applicant was land dedication with construction left to the City at a future time. At the time of project approval, it was believed that the site circulation for the original residential development could work independent of Gladding Parkway. Although it is not staff's intent to revisit the previous determination regarding the need for Gladding Parkway as part of the original subdivision design, the current project provides multiple transportation connections along Gladding Parkway, including a portion of the trail system, which requires Gladding Parkway to be constructed as part of any development activity on site. The developer will receive PFE credits for the appropriate construction components as specified in the previously approved Gladding Parkway PFE project.

As shown in the cross section Exhibit and highlighted in the General Development Plan (Attachment 3, Exhibit C and Attachment 4, Exhibit D), the construction of the scaled design of Gladding Parkway will occur in two phases. The first phase (or interim design) will be constructed as part of the first residential phase of develop and will consist of one standard travel lane and one NEV/bicycle lane in each direction with a wide center median. At some future date when Gladding Parkway is to be extended from the western boundary of the project site west to ultimately connect with Nicolaus Road as previously envisioned in the 2050 General Plan Land Use and Circulation Diagram, the median will be significantly narrowed and existing travel lanes will be redesigned to incorporate the lanes required for a minor arterial roadway per the City's design standards. It should be noted that both the 2012 traffic study and the current traffic study concludes that the interim roadway design satisfies the transportation needs for the anticipated increase in traffic generated due the Meadowlands project.

In summary, although the roadway and circulation concept has not changed dramatically from the original project with intersecting public streets tying into the existing roadway system, staff is confident that the re-design Gladding Parkway and construction during development, the re-alignment of East Avenue travel lanes, and the elimination of through traffic on 9th Street west of East Avenue, will satisfactorily serve the transportation and circulation needs of the future development, and improve existing roadway conditions and possible safety concerns found in and around the project area.

On-Site Infrastructure

The project will be obligated to install the required on-site infrastructure (sewer, water, drainage, power and gas, cable, etc.) as part of their final map and improvement plan

approvals in compliance with the associated Phasing Plans. Water, sewer and drainage, and dry utilities lines would connect to existing adjacent facilities, as applicable.

Off-Site Infrastructure

Construction and maintenance of public improvements serving the project are anticipated to be funded by a variety of methods as follows:

- Community Facilities Districts
- Special Assessment Districts
- Impact Fees and Exactions
- Developer Funding
- Maintenance Districts (Landscaping and Lighting District)

Floodplain/Water Quality

Although the previously approved project would have required the placement of fill in the Markham Ravine's 100-year floodplain to ensure that the future residential pads were a minimum of 2-feet above the flood plain and the finished floor elevations were 3-feet above the 100-year flood plain, the current proposal avoids the majority of the 100-year floodplain. The portion of the development area of the project site in which the 100-year floodplain occurs is currently proposed as open space and a detention basin. Although no modification of the floodplain is anticipated, if due to the construction of the water quality basin adjoining the identified floodplain there are changes to the flood plain boundaries, during the improvement plan stage the applicant would be required to ensure that any change to the flood plain area be analyzed and documented through a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) from FEMA. Additionally if such a change should occur and place any residential structure within a 100-year flood plain, the applicant will be required to either ensure that any affected residential pads are a minimum of 2-feet above the flood plain and the finished floor elevations are 3-feet above the 100-year flood plain consistent with the City's Flood Damage Prevention Ordinance.

In addition, the project is required to reduce urban pollutants in runoff through the construction of a water quality pond on the 4.11 acre parcel identified as Lot "C" on the Small Lot Tentative Subdivision Map (Attachment 5, Exhibit B). The project will also prepare a Stormwater Management Plan to include the methods for funding the long term maintenance of water quality facilities. The project will be required to dedicate all groundwater rights to the City, and pay its fair share fee toward the funding of the regional detention and retention facilities as calculated by the City's PFE fee schedule.

Lastly, as the subject property is located within the Markham Ravine watershed, which does not have a contributing area of more than 10 square miles, as determined by the City, this project is not subject to the urban level of flood protection regulations as set forth in Senate Bill 5.

ENVIRONMENTAL REVIEW:

As the lead agency under the California Environmental Quality Act (CEQA), the City of Lincoln, in accordance with Section 15164 of the State CEQA Guidelines, an Addendum to the Final Environmental Impact Report/Initial Study and Environmental Evaluation has been prepared that indicated that the revised Meadowlands Residential Subdivision project is consistent with the type and intensity of land uses analyzed in the FEIR and no

new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. Furthermore, there is no new information of substantial importance regarding impact significance, mitigation measures, or alternatives that would require preparation of a Subsequent EIR document.

PLANNING COMMISSION PROJECT REVIEW:

On August 17, 2016, the Planning Commission held a duly noticed public hearing to consider the revised Meadowlands project. Following its deliberations, the Planning Commission approved Resolutions recommending City Council: approve the Addendum to the Final EIR; approve the General Plan Amendment; adopt an Ordinance allowing for Rezoning; adopt an Ordinance approving the amended General Development Plan; approve the Large Lot Tentative Map; approve the Small Lot Tentative Subdivision Map; and, approve the Specific Development Plan and Development Permit for the low density and medium density portions of the project, subject to staff's recommended conditions of approval.

SUBSEQUENT ACTIONS:

The proposed Meadowlands project will require various actions before development may commence. Key subsequent actions include the following:

Approval of Final Map

City approval of Final Maps is required before maps may be recorded and the parcels shown on the Small Lot Tentative Subdivision Maps may actually be created. In considering the Final Map, the City is primarily concerned with consistency with the Tentative Maps.

Design Review

Architectural and site design details for the Low Density, Medium Density and High Density residential project design will be defined by the required Design Review entitlement process, as described in the Amended General Development Plan. The site design details will include both hardscape and landscaping details. Approval by the Planning Commission of the Design Review Permit will be required prior to issuance of any building permit associated with the low or medium density residential project areas.

Specific Development Plan/Development Permit

Details of multiple family residential project design will be defined during the Specific Development Plan/Development Permit and Design Review entitlement processes, including architectural and landscaping details. Approval by the City of the Specific Development Plan/Development Permit and Design Review will be required prior to issuance of any building permit associated with the multiple family parcel.

CONCLUSION:

Supported by the analysis provided above, staff has concluded the proposed Meadowlands project, with the amendments to the land use designations, zoning, and General Development Plan, is consistent with the goals, policies and intent of the City's General Plan. Staff has reviewed the internal design of the lots and roadways per the Large Lot Tentative Map, Small Lot Tentative Subdivision Map and the Preliminary

Roadway/Park Driveway/Pond Access/9th Street EVA Section Exhibit and has determined the project is well designed and will provide a positive addition and variety to the housing options within the City of Lincoln, specifically within proximity to the downtown core.

ALTERNATIVES:

The City Council, upon deliberation and testimony from the public, approve the Project as presented, approve the project with amended or revised conditions of approval, or deny the project.

FISCAL IMPACT:

The revised Meadowlands project would result in the construction of 190 new single family homes and up to 104 multiple family dwelling units within the City of Lincoln.

CITY MANAGER REVIEW OF CONTENT:

APPROVED AS TO LEGAL FORM:

ATTACHMENTS:

1) Resolution 2016-_____ (CEQA Analysis)
   Exhibit A - Addendum to the Environmental Impact Report/Initial Study
   Exhibit B - 2012 Final Environmental Impact Report (SCH No. 2006032003)
   Exhibit C - City Council Resolution 2012-093 certifying the FEIR, approving Mitigation Monitoring Program, adopting a statement of overriding considerations

2) Resolution 2016-_____ (General Plan Amendment)
   Exhibit A - Conditions of Approval
   Exhibit B - General Plan Amendment Exhibit

3) Ordinance_____ (Rezone)
   Exhibit A - Conditions of Approval
   Exhibit B - Rezone Exhibit

4) Ordinance_____ (Amended General Development Plan)
   Exhibit A - Conditions of Approval
   Exhibit B - Amended General Development Plan

5) Resolution 2016-_____ (Large Lot Tentative Map)
   Exhibit A - Conditions of Approval
   Exhibit B - Large Lot Tentative Map, dated July 22, 2016
   Exhibit C - Preliminary Phasing Plans, dated July 22, 2016
   Exhibit D - Preliminary Sections, dated July 22, 2016

6) Resolution 2016-_____ (Small Lot Tentative Subdivision Map)
   Exhibit A - Conditions of Approval
   Exhibit B - Small Lot Tentative Subdivision Map, dated July 22, 2016
   Exhibit C - Preliminary Phasing Plan, dated July 22, 2016

Exhibit D - Preliminary Sections, dated July 22, 2016
Exhibit E - Preliminary Grading Plans, dated July 15, 2016
Exhibit F - Preliminary Utility Plans, dated July 15, 2016
Exhibit G - Landscape Plans, dated May 16, 2016
Exhibit H - East Avenue Striping Plan, dated January 28, 2016
Exhibit I - 9th Street EVA Plan, dated July 15, 2016

7) Resolution 2016-_____ (Specific Development Permit/Development Plan)
Exhibit A - Conditions of Approval
Exhibit B - Preliminary Site Plan, dated July 15, 2016

CITY COUNCIL

RESOLUTION NO. 2016-____

RESOLUTION OF THE CITY COUNCIL APPROVING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE REVISED MEADOWLANDS SUBDIVISION PROJECT

WHEREAS, the City of Lincoln accepted an application for the proposed project known as the Revised Meadowlands Subdivision, on certain real property consisting of approximately 109 acres located at the northwest corner of 9th Street and East Avenue; and

WHEREAS, the proposed Meadowland Project includes residential, parks and recreation, and open space land use designations. Residential land use designations include Low Density Residential, Medium Density Residential, and High Density Residential that will meet the future housing needs within the City; and

WHEREAS, on June 12, 2012, the City Council of the City of Lincoln certified the Final Environmental Impact Report (FEIR) for the 2012 Meadowlands Residential Subdivision Project (SCH2006032003), which analyzed the environmental impacts of residential development on certain real property consisting of approximately 109 acres located at northwest corner of 9th Street and East Avenue, attached hereto as Exhibit B, and incorporated by this reference; and

WHEREAS, in accordance with the California Environmental Quality Act and its implementing regulations at 14 California Code of Regulations 15000 et seq., an Addendum to the Final Environmental Impact Report/Initial Study and Environmental Evaluation has been prepared, attached hereto as Exhibit A and incorporated by this reference, as the revised Meadowlands Residential Subdivision project is consistent with the type and intensity of land uses analyzed in the FEIR and no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR by City Council Resolution 2012-093 are still applicable to the proposed project, attached hereto as Exhibit C and incorporated by this reference, subject to the modified mitigation measure language found within Exhibit A; and

WHEREAS, the City Council of the City of Lincoln has independently and thoroughly reviewed and considered the Addendum to the Final Environmental Impact Report and determined that the information contained therein does wholly, adequately and accurately describe and evaluate the proposed project; and

WHEREAS, on the basis of substantial evidence in light of the whole record, the City Council, upon favorable recommendation of the Planning Commission, has determined that an Addendum to the Final Environmental Impact Report is considered the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act, and no further environmental review and analysis is required in connection with the revised Meadowlands Residential Subdivision project; and

WHEREAS, a duly noticed public hearing on this Project was held on September 13, 2016; and

WHEREAS, the City Council has considered any oral and written comments from the general public, property owners, and interested parties received; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY APPROVE THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE REVISED MEADOWLANDS SUBDIVISION PROJECT, AS FOLLOWS:

Section 1. The City Council has independently reviewed and considered the Addendum to the Final Environmental Impact Report prior to taking action on the proposed project.

Section 2. The information and analysis contained in the Addendum to the Final Environmental Impact Report reflects the City's independent judgement as to the environmental impact of the proposed project.

Section 3. The City Council of the City of Lincoln hereby determines that the revised Meadowlands Residential Subdivision project is consistent with the type and intensity of land uses analyzed in the FEIR, no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified, and that prior the analysis contained in the originally certified EIR adequately addresses all environmental impacts. As such, the City Council determines that the Addendum to the Final Environmental Impact Report is the appropriate level of documentation to satisfy the requirements of CEQA, and no further analysis is required.

Section 4. The revised The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR by City Council Resolution 2012-093 are still applicable to the proposed project, attached hereto as Exhibit C and incorporated by this reference, subject to the modified mitigation measure language found within Exhibit A.

Section 5. The documents and other materials constituting the administrative record of the proceedings upon which the City Council's approval is based are located at City Hall, 600 Sixth Street, Lincoln, CA 95648.

PASSED AND ADOPTED this 13th day of September, 2016, by the following roll call vote.

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

_____
Spencer Short, Mayor

ATTEST:

_____
Gwen Scanlon, City Clerk

HELIX Environmental Planning

Meadowlands Subdivision Project

Addendum to the Environmental Impact Report/ Initial Study and Environmental Evaluation

July 2016

Prepared for:
City of Lincoln
Community Development Department
600 6th Street
Lincoln, CA 95648

Prepared by:
HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
Folsom, CA 95630

ADDENDUM TO THE
ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 00-39) FOR THE MEADOWLANDS SUBDIVISION PROJECT

A. INTRODUCTION

The City of Lincoln (City) certified an Environmental Impact Report (EIR) for the Meadowlands Subdivision Project (State Clearinghouse No. 2006032003) and approved the project on June 12, 2012. Subsequently, Niemi Development Partners (the current project applicant) proposed changes to the project which have been evaluated in an Initial Study that is included with this Addendum to determine whether those changes would result in any new or more substantial impacts from those identified in the prior certified 2012 EIR.

This Addendum has been prepared to provide information regarding: (1) the history of the project; (2) the purpose of this Addendum to the certified, 2012 EIR; (3) standards for adequacy under the California Environmental Quality Act (CEQA) and CEQA Guidelines; (4) a description of the format and content of this Addendum; and (5) the current processing requirements for the proposed project.

B. BACKGROUND

The project site is an approximately 108-acre lot in the City of Lincoln. The site is generally bound by Gladding Road and the Gladding McBean Clay Plant to the west, Ninth Street to the south, East Avenue to the east, and the City of Lincoln's northern boundary to the north.

The Meadowlands Subdivision Project analyzed in the 2012 EIR included development of a mixed density residential community with open space, parks, an on-site detention basin, and a large open space preserve overlain with a conservation easement. Approximately 59.2 acres of the project site were planned to be developed with the mixed-density residential development (development area), and the remaining 48.8 acres were planned to be dedicated as an open space preserve associated with the segment of Markham Ravine through the project site, referred to as the Markham Ravine Preserve. A portion of the development area would be dedicated for use as a parking lot to serve the Gladding McBean Plant. An additional 5.6 acres were planned to be dedicated to the City of Lincoln for the future alignment of Gladding Parkway.

The previously-approved residential development included up to 313 dwelling units – 209 single-family residential units and 104 multi-family residential units – in the development area of the project site. Additional features of the residential development included pocket parks and 1.6 acres of recreational open space, a 4-acre detention/water quality basin located in the southwest corner of the site, and the previously described right-of-way corridor for the future City project to extend Gladding Parkway through the site. The 48.8-acre preserve was proposed

to support the creation and preservation of wetlands as mitigation, in part, for the loss of wetlands and impacts to vernal pool branchiopods due to the proposed project. With the additional 1.6 acres of recreational open space, the approved project would provide approximately 50.4 acres of open space. The project footprint (area of direct impact) would be 57.6 acres.

C. OVERVIEW OF MODIFICATION TO THE PROJECT

Since the certification of the 2012 EIR, the market demand has changed to a different product type, requiring that changes be made to the project's site plan. Further, through consultation with the lead federal agency, the U.S. Army Corps of Engineers (USACE), the development area was revised slightly to provide an additional approximately 4.8 acres of open space that is contiguous to the preserve (now referred to as the Meadowlands Preserve). This revision to the development area would result in the preservation of a vernal pool complex and wetland swales that would have otherwise been impacted by the project; however, it does result in the development area encroaching slightly into the southeastern portion of the previous Meadowlands Preserve parcel that would have been avoided under the approved project. Based on the revisions to the development area, the overall project site has been expanded by approximately 0.9 acre, to 108.9 acres. The development area would be 61.7 acres (2.5 acres larger than the approved project), and the Meadowlands Preserve parcel would be 47.2 acres (1.6 acres smaller than the approved project); however, as previously mentioned, approximately 4.8 acres of the development area would also be preserved as recreational open space. As a result, the proposed project would provide approximately 52.0 acres of the project site to be preserved and managed as open space (1.6 acres more than the approved project). The project footprint (area of direct impact) would be 57.2 acres (approximately 0.4 acre less than the approved project).

The residential development under the proposed modified project includes a total of 294 dwelling units (19 units less than the approved project). The dwelling units would be comprised of 104 multi-family units (equal to the approved project) and 190 single-family units (a 19-unit reduction). Additional changes under the current entitlement application include: partially revising the site layout, zoning, and General Plan designations; adjusting the parcel line between the Meadowlands Preserve parcel and the development area; increasing the water quality basin by approximately 0.1 acre (to approximately 4.1 acres), and relocating the water quality basin to north of Gladding Parkway. Gladding Parkway would be constructed as part of the proposed project, rather than dedicating the entire roadway corridor to the City for future construction. The Gladding Roadway corridor's project footprint would be reduced from 5.6 acres to 2.0 acres. Under the proposed modified project, active restoration of the Meadowlands Preserve would not be part of the mitigation program for impacts to wetlands.

The USACE has indicated that because the parcel associated with Markham Ravine is already preserved through the City's General Plan and zoning ordinance, the applicant is responsible for providing compensatory mitigation that preserves property that would otherwise not be preserved (e.g., credits in an approved mitigation bank). Therefore, while the proposed modified project includes establishment of the preserve, active restoration of the preserve is not proposed. Through coordination with the USACE and USFWS, the applicant has secured credits to offset the impacts to vernal pool branchiopods and will secure credits to offset impacts to waters of the U.S.

D. BASIS FOR AN EIR ADDENDUM

The CEQA Guidelines environmental review procedures allow for the updating and use of a previously certified EIR for projects that are different from the previous project or the conditions under which the project was analyzed. Section 15164 of the CEQA Guidelines states the following with respect to an addendum to an EIR:

a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The CEQA Guidelines identify criteria for determining whether a subsequent EIR would be required for a project with a previously certified EIR. Further detailed analysis and public review are required only if proposed changes to the project would require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial

increase in the severity of previously identified significant impacts (CEQA Guidelines Section 15162).

In accordance with CEQA Guidelines Section 15164, this Addendum has been prepared to document that the proposed project modifications do not require preparation of a subsequent EIR under Section 15162. The criteria have been reviewed and compared against the analyses contained in the Initial Study, as follows:

- *Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

The proposed project is substantially similar to the project evaluated in the certified 2012 EIR. Like the approved project, the proposed project involves constructing a residential development on the project site which is substantially similar to the development area analyzed in the 2012 EIR. While the development area has been revised slightly, as previously described in Section C, the overall footprint of the proposed project (area of direct impact) would be approximately 3 acres smaller than the approved project. As supported in the analysis contained in the accompanying Initial Study, there are no substantial changes proposed in the project which would result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

The circumstances under which the proposed project is undertaken are substantially similar to those for the approved project. As supported in the analysis contained in the Initial Study, there are no substantial changes with respect to the circumstances under which the proposed project is undertaken which would result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:*

    a) The project will have one or more significant effects not discussed in the previous EIR;

b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As supported in the analysis contained in the Initial Study, there is no new information of substantial importance which was not known for the 2012 EIR. Some biological mitigation measures were revised from the 2012 EIR to cater to the specifics of the proposed modified project (BIO-2, BIO-3). Others were composed based on subsequent review of special-status species and further coordination with agencies; and the site plan and land use changes in the proposed modified project. Mitigation Measure BIO-1 will verify the original botanical survey's negative findings of special status plant species because special status plant species could have potentially colonized the area since the previous survey. Though colonization of the area by a special status plant is unlikely due to the relatively disturbed conditions and low habitat quality of the season wetlands and grassland in the development portion of the site, a survey will corroborate the original negative findings in the EIR, and the mitigation will support the recommendation for preconstruction surveys presented in the 2006 Biological Resources Assessment prepared for the approved project. These new mitigation measures are not necessitated by new impacts however and there are no new or more significant impacts that were not previously disclosed in the original EIR.

Mitigation Measures BIO-4 and BIO-5 were created to reduce potential impacts to nesting birds to less than significant by conducting preconstruction nesting surveys. The potential for impacts to nesting birds, and the need for preconstruction surveys were identified in the Biological Resources Assessment prepared for the approved project. Therefore, this is not a new or more significant impact not previously disclosed.

As described in Section D, while the applicant would establish the Meadowlands Preserve under the proposed modified project, active restoration of the site would not occur. Rather, the applicant is responsible for providing off-site compensatory mitigation (such as purchasing credits from an approved mitigation bank). The revised mitigation (Mitigation Measure BIO-6)

has been developed in response to comments from the USACE that the compensatory mitigation should preserve property that would not otherwise be preserved (e.g., credits in an approved mitigation bank), and is not considerably different from the mitigation analyzed in the 2012 EIR, because it would achieve no net loss of wetlands, would preserve additional resources, and would not result in new impacts.

None of the circumstances listed in CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR are present, and only minor technical changes or additions are necessary to update the previously certified EIR; therefore, an addendum may be prepared.

E. FORMAT, CONTENT, AND CONCLUSIONSOF THIS ADDENDUM

The accompanying CEQA Initial Study (IS) and associated technical studies comprise Addendum to the Meadowlands Subdivision Project EIR. The following technical studies were conducted in preparation of the addendum and are included as appendices to the IS:

- Review of species lists and biological reconnaissance survey on September 24, 2015, conducted by HELIX Environmental Planning, Inc.

- *Lincoln Meadowlands Revised Traffic Impact Analysis*, dated December 1, 2015, prepared by DKS.

As described above, the IS has been prepared to determine whether the proposed amendments to the approved project analyzed in the certified EIR would require major revisions to the EIR due to any new or more severe significant environmental impacts as compared to those analyzed in the prior certified EIR. Changes in site design necessitated a reevaluation of the impacts for the proposed modified project.

The 2012 EIR found that the approved project could have potentially significant impacts on biological resources, possibly reducing or degrading habitat for a fish or wildlife species, causing population levels to drop substantially, or otherwise affecting a biological resource. Mitigation measures were identified in the 2012 that would reduce the impacts on cultural resources to less than significant. Other potentially significant impacts identified in the 2012 EIR for the approved project were air quality, hydrology and water quality, noise, transportation, and utilities. The EIR concluded that cumulative impacts to the environment could result from the implementation of the approved project.

The analysis in the IS indicates that the proposed modified project would have a significant and unavoidable impact related to the generation of ROG and NOx emissions during construction of the proposed modified project. The proposed modified project would be required to comply with

Mitigation Measure 4.1-1 from the 2012 EIR; however, compliance with the measure may not reduce the impacts to below a level of significance. This impact was identified in the 2012 EIR and is not new or more severe than the impacts identified in the 2012 EIR for the approved project. No new impacts would occur.

The preceding analysis also indicates that the proposed modified project would have a significant and unavoidable impact related to construction noise and groundborne vibration. The proposed modified project would be required to comply with Mitigation Measure 4.4.1 from the 2012 EIR; however, compliance with the measure may not reduce the impacts below a level of significance. This impact was identified in the 2012 EIR and is not new or more severe than the impacts identified in the 2012 EIR for the approved project. No new impacts would occur.

The proposed modified project, because of its similarities with the approved project, will have similar impacts to the approved project. It will not introduce new or more significant impacts that were not previously disclosed in the EIR.

The following definitions are used in the IS:

Potentially Significant Impact: Any potentially significant impact as a result of the proposed Meadowlands Subdivision project that was not previously analyzed in the EIR.

Less than Significant with Mitigation Incorporated: Any potential impacts as a result of the proposed changes to the Meadowlands Subdivision project not previously analyzed in the certified EIR, but found to be less than significant with previously prescribed mitigation from the EIR incorporated.

Less than Significant: Any potential impacts as a result of the proposed changes to the Meadowlands Subdivision project not previously analyzed in the certified EIR, but which are found to be less than significant.

No New Impact: The proposed changes to the Meadowlands Subdivision project would not result in an impact, or would result in an impact found to be equal to or less than the impact analyzed in the certified EIR.

F. ADDENDUM PROCESSING

The City of Lincoln Planning Department directed and supervised the preparation of this Addendum, which has been reviewed and determined to be complete and accurate by the Planning Department. The City has concluded, based on the accompanying IS, that an Addendum is the appropriate CEQA compliance document for the revised Meadowlands Subdivision project.

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Meadowlands Subdivision Project

Initial Study
and
Environmental Evaluation

Prepared for:

City of Lincoln
Community Development Department
600 6th Street
Lincoln, CA 95648

Prepared by:

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July 2016

MEADOWLANDS SUBDIVISION PROJECT
INITIAL STUDY AND ENVIRONMENTAL EVALUATION

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INITIAL STUDY AND ENVIRONMENTAL EVALUATION

Project Title:	Meadowlands Subdivision
Entitlements Requested:	Rezone Tentative Subdivision Map General Plan Amendment General Development Plan – PD Specific Development Plan/Permit – PD Grading and Soundwall Permits
Lead Agency Name and Address:	City of Lincoln 600 6th Street Lincoln, CA 95648
Contact Person and Phone Number	Steve Prosser, Senior Planner (916) 434-2470 sprosser@lincolnca.gov
Project Sponsor's Name and Address:	Niemi Development Partners, LLC 4120 Douglas Blvd., #306-534 Granite Bay, CA 95746 Tel: (916) 797-3347 Fax: (916) 783-5232 Contact: William Niemi Email: bill@ndpllc.com
General Plan Designation: Open Space (OS), Low Density Residential (LDR), High Density Residential (HDR), Light Industrial (LI), Parks and Recreation (PR), and Public Facilities (PF)	**Existing Zoning:** Open Space (OS-C), Low Density Residential (PD-LDR-5), High Density Residential (PD-HDR-20), Light Industrial (LI), and Parks and Recreation Public (PUB)

1. INTRODUCTION

This Initial Study (IS) addresses the Meadowlands Subdivision Project and whether it may result in significant effects on the environment. The City of Lincoln (City) certified an Environmental Impact Report (EIR) for the Meadowlands Subdivision Project and approved the project on June 12, 2012 (State Clearinghouse No. 2006032003; the "2012 EIR"). Subsequently, modifications have been proposed to the project site boundary, site plan, and compensatory mitigation for impacts to waters of the U.S. The proposed changes to the approved project are referred to as "the proposed modified project." Consistent with Public Resources Code (PRC) Section 21083.3(a), this IS was prepared to identify changes in the project and effects on the environment that are specific to the proposed modified project that would require major revisions to the previously certified 2012 EIR.

The IS is also intended to assess whether any significant environmental effects of the proposed modified project are susceptible to substantial reduction or avoidance by specific revisions in the project, by the imposition of new conditions, or by other means in accordance with the State of

California Environmental Quality Act (CEQA) Guidelines. If such revisions, conditions, or other means are identified, they would be imposed as Mitigation Measures and/or conditions of approval of the project. This IS relies on CEQA Guidelines §15064 and 15064.4 in its determination of the significance of environmental effects. According to §15064, the finding as to whether a project may have one or more significant effects shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant effect, does not trigger the need for an EIR.

2. PROJECT BACKGROUND

The Meadowlands Subdivision Project analyzed in the previously certified 2012 EIR (approved project) included development of a mixed density residential community on approximately 108 acres with open space, parks, an on-site detention basin, and an open space preserve overlain by a conservation easement. Approximately 59.2 acres of the project site were planned to be developed with a mixed-density residential development (development area), and the remaining 48.8 acres were planned to be dedicated as an open space preserve associated with the segment of Markham Ravine through the project site, then referred to as the Markham Ravine Preserve. The preserve was also proposed for the creation and preservation of wetlands as mitigation for the project site's loss of waters of the U.S. and impacts to vernal pool branchiopods. A portion of the development area was planned to be dedicated for use as a parking lot to serve the adjacent Gladding McBean Clay Plant, and an additional 5.6 acres were planned to be dedicated to the City of Lincoln for the future alignment of Gladding Parkway.

The City discretionary actions for the approved project consisted of amending the General Plan, rezone, General Development Plan to establish the zoning, Specific Development Plan and Development Permit, Tentative Subdivision Map, and adopting a Statement of Overriding Consideration. The Notice of Preparation was released on March 1, 2006, and the Draft EIR was circulated for public review and comment for a period of 45 days from February 10, 2011 through March 28, 2011. As previously mentioned, the project was approved on June 12, 2012.

The project site analyzed in the 2012 EIR generally matches the site of the proposed modified project. Since the certification of the 2012 EIR, the market demand has changed to a different product type, requiring that changes be made to the project's site plan. Further, through consultation with the lead federal agency, the U.S. Army Corps of Engineers (USACE), the development area has been revised slightly to provide approximately 7.1 acres of recreational open space that is contiguous to the preserve (now referred to as the Meadowlands Preserve). This revision to the development area would result in the preservation of a vernal pool complex and wetland swales that would have otherwise been impacted by the project; however, it does result in the development area encroaching slightly into the southeastern portion of the

Meadowlands Preserve parcel that would have been avoided under the approved project. Table 1 provides a comparison of the approved and proposed modified project features.

Table 1
Approved Project and Proposed Modified Project Features

Description	Approved Project (2012 EIR)		Proposed Modified Project		Difference	
	Units	Acres	Units	Acres	Units	Acres
Summary of Project Site						
Development area	--	59.2	--	61.7	--	+2.5
Open Space Preserve	--	48.8	--	47.2	--	-1.6
Total project site	**--**	***108***	**--**	***108.9***	**--**	***±0.9***
Summary of Development Area						
Single-family residential	209	40.4	190	41.9	-19	+1.5
Multi-family residential	104	5.2	104	6.2	0	+1.0
Public facility (water quality basin)	--	4.0	--	--[1]	--	-4.0
Landscape Lot				1.2		+1.2
Gladding McBean Clay Plant parking lot	--	0.8	--	--	--	-0.8
Gladding Parkway (public road right-of-way)	--	5.6	--	3.4	--	-2.2
Parks and Open Space						
Recreational open space	--	1.6	--	4.8	--	+2.6
Parks/linear park	--	1.6	--	3.6	--	+1.8
Water quality basin park	--		--	4.1	--	+4.1
Parks and Open Space subtotal	--	*3.2*	--	*12.5*	--	*+9.7*
Project footprint (area of direct impact)	--	*57.6*	--	*57.2*[3]	--	*-0.4*
Total development area	**--**	***59.2***	**--**	***61.7***	**--**	***+2.5***

Sources: Acreages for the approved project are from the 2012 EIR. Acreages for the proposed modified project are from the preliminary site plan dated March 7, 2016, prepared by TSD Engineering, Inc.
(Notes on following page)

Table 1 notes:
[1]The 4.1-acre water quality basin being constructed under the proposed modified project is included below under "Open space storm detention." The land use designation would be revised under the proposed modified project, and the size of the basin increased by 0.1 acre.
[2]Public road right-of-way, including Gladding Parkway, is incorporated into the total acreages for all land uses where applicable. The proposed modified project shows Gladding Parkway as 2.0 acres.
[3]Project footprint acreages exclude the recreational open space acreages because these areas are outside of the grading limits for the project. Please note, the proposed modified project's footprint acreage includes 0.5 acre of Ashwood Way that is proposed to go through the recreational open space. It is included in the Project footprint acreage.

Based on the revisions to the development area, the overall project site has been expanded by approximately 0.9 acre, to 108.9 acres. The development area would be approximately 61.3 acres and the Meadowlands Preserve parcel would be approximately 47.2 acres; however, as previously mentioned, approximately 4.3 acres of the development area would also be preserved as recreational open space. As a result, the proposed modified project would provide approximately 51.5 acres of the project site to be preserved and managed as open space (2.7 acres more than the approved project which would provide 48.8 acres of preserve and 1.6 acres of recreational open space). Although the total development area of the proposed modified project would be greater than the approved project, with the additional recreational open space, the project's grading footprint under the proposed modified project would be approximately 3 acres smaller than the grading footprint of the approved project.

Additional changes under the current entitlement application include: partially revising the site layout, zoning, and General Plan designations; adjusting the parcel line between the Meadowlands Preserve parcel and the development area to accommodate the revisions described above; reducing the total number of single-family units by 19; relocating the entire multi-family development to north of Gladding Parkway; reducing the water quality basin by approximately 1 acre, and relocating it to north of Gladding Parkway. As presented in Table 1, the Gladding Roadway corridor's footprint would be reduced by approximately 3.6 acres and would be constructed as part of the proposed modified project, rather than dedicating the entire roadway corridor to the City for future consideration. The project would no longer include a parking lot for the Gladding McBean Clay Plant.

Under the proposed modified project, active restoration of the Meadowlands Preserve would not be part of the mitigation package for impacts to waters of the U.S. The USACE has indicated that because the Meadowlands Preserve parcel is already preserved through the City's General Plan and zoning ordinance, the applicant is responsible for providing compensatory mitigation that preserves property that would otherwise not be preserved. Through coordination with the USACE and U.S. Fish and Wildlife Service (USFWS), the applicant has secured credits to offset the impacts to vernal pool branchiopods and will secure credits to offset impacts to waters of the U.S.

3. PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The project site is located in the City of Lincoln in Placer County, California, northwest of the intersection of Ninth Street and East Avenue. The project site is located within Sections 10 and 15, Township 12 North, Range 6 East on the United States Geological Survey 7.5-minute "Lincoln" quadrangle. The project site falls within four Assessor's Parcel Numbers: 008-010-038-000, 008-010-041-000, 008-010-045-000, and 008-010-048-000.

Refer to **Figure 1** in Appendix A for the project's location in the region and vicinity, and **Figure 2** for the APN boundaries, with the development area and preserve depicted.

3.2 PROJECT SETTING AND SURROUNDING LAND USES

The project site is an approximately 108.9-acre lot generally bound by Gladding Road and the Gladding McBean Clay Plant to the west, Ninth Street to the south, East Avenue to the east, and the City of Lincoln's northern boundary to the north. The project site encircles the Carlin C. Coppin Elementary School to the north, west, and south. Surrounding land uses include residential, industrial, Carlin C. Coppin Elementary School, and agriculture.

The portion of the project site to be developed is generally flat and consists of vacant, undeveloped land. The northwest portion of the site is dominated by a complex of open water, freshwater marsh and wetlands, referred to as Markham Ravine. The remainder of the site is characterized by grasslands with wetlands and swales occurring in natural depressions throughout the site. The ground surface of the site varies in elevation from approximately 150 to 175 feet above mean sea level. A berm and block wall are located between the western project site boundary and the Gladding McBean Clay Plant. Refer to **Figure 2** in Appendix A for an aerial map depicting the environmental setting at the project site.

3.3 PROPOSED PROJECT AND MODIFICATIONS OF THE APPROVED PROJECT

3.3.1 Amendments to the General Plan and Existing Zoning

Existing General Plan land use designations and zoning for the project site reflect the General Plan designations and zoning as proposed in the 2012 EIR. Under the proposed modified project, the land use and zoning designations would be revised. The existing and proposed zoning designations are summarized in Table 2. Refer to Figure 3 for the proposed zoning.

Table 2
Existing and Proposed Zoning

Zoning	Existing (acres)	Proposed Modified Project[1] (acres)
Low Density Residential (PD-LDR-5)	40.4	28.1
Medium Density Residential (PD-MDR)	--	13.7
High Density Residential (PD-HDR-20)	5.2	6.2
Open Space Conservation (OS-C)	48.8	47.2
Public Facility (PUB)	4.0	--
Landscape Lot	--	1.2
Light Industrial (LI)	0.8	--
Parks and Open Space		
Open Space Recreational (OS-R)	1.6	4.8
Parks (P) and Linear Park (LP)	1.6	3.6
Open Space Park Storm Detention (OS-PSD Park)	--	4.1
Parks and Open Space subtotal	*3.2*	*12.5*
Total project site	**108**	**108.9**

Sources: Existing acreages are from the 2012 EIR. Acreages for the proposed modified project are calculated from the preliminary site plan dated March 7, 2016, prepared by TSD Engineering, Inc.
Notes:
[1]Public road right-of-way, including Gladding Parkway, is incorporated into the total acreages for all zoning types where applicable.

3.3.2 Residential Development

The 2012 EIR analyzed construction of up to 313 dwelling units in a 58-acre neighborhood. This included 209 single-family units and 104 multi-family units. The multi-family units were oriented along both sides of Gladding Parkway, with the single-family units situated directly north, west, and south of Carlin Coppin Elementary School, and south of the multi-family units south of Gladding Parkway.

Under the proposed modified project, the number of single-family residential units would be reduced to 190 (a 19-unit reduction), resulting in the construction of up to 294 residential units (190 single family and 104 multi-family residential units). The site layout would be reconfigured so that the 104 multi-family residential units are located in the west/central area of the project site, immediately north of Gladding Parkway and west of 'C' Street. The single-family residential units would be primarily located south of the school, to the southern project limits. Fifteen of the single-family residential units would be located directly north of the school. Refer to **Figure 3** in Appendix A for the site plan of the proposed modified project.

3.3.3 Parking and Circulation

The 2012 EIR analyzed site access from Ashwood Way, access from East Avenue at 12th Street, 11th Street, and Gladding Parkway (once developed by others), as well as access from 9th Street at B Street. Ashwood Way was proposed to be extended through the project site to Gladding Parkway, and south of Gladding Parkway, the road would continue as H-H Street. B Street would be one block east of H-H Street, and cross streets would provide connectivity, allowing north-south through-access for the entire project site. A parking lot for the Gladding McBean Clay Plant west of the project site was proposed to be constructed in the southwest corner of the project site. Gladding Parkway was not planned for construction as part of the project analyzed in the 2012 EIR.

The proposed modified project would provide access to the project site similar to, and actually superior to (because of the construction of the Gladding Parkway segment with through the project site) the approved project, and Gladding Parkway would serve as the main access roadway within the development. Similar to the approved project, the Parkway would enter the site from East Avenue at 10th Street, and extend westward across the site. The project site would be accessed from Ashwood Way, East Avenue at 12th Street, 11th Street, and Gladding Parkway, as well as access from 9th Street at C Street and A Street. Ashwood Way would extend from its current terminus near the north eastern project site boundary, southward through the project site to 12th Street. C Street would be extended from its current terminus south of the project site, through the project site where it would cross Gladding Parkway and meet with

12th Street north of Gladding Parkway. Ashwood Way and C Street would provide north-south access through the site.

Under the proposed modified project, the Gladding Parkway footprint would be reduced from 5.6 acres to 2.0 acres. Rather than dedicating the Gladding Parkway roadway corridor to the City for future construction, the roadway would be constructed as part of the proposed modified project. The segment of Gladding Parkway extending from the intersection of Gladding Parkway and C Street to East Avenue would be constructed with the single family residential development, and the future developer of the multi-family site would be responsible for the construction of the remainder of Gladding Parkway on site. As a result of this project modification, the project would benefit by gaining direct access to Gladding Parkway within the residential development. No parking lot for the Gladding McBean Clay Plant would be constructed under the proposed modified project.

3.3.4 Parks and Open Space

The 2012 EIR analyzed a total of 3.2 acres of parks and open space within the proposed residential development (1.6 acres of park and 1.6 acres of recreational open space), and approximately 48.8 acres of open space (Markham Ravine Preserve), located in the western portion of the project site. Markham Ravine was planned and will continue to be preserved and managed as conservation open space, which was previously proposed (in part) for the creation and preservation of wetlands as mitigation for loss of wetlands and impacts to vernal pool branchiopods. The approved project would provide a total of 50.4 acres of open space (48.8 acres of Markham Ravine Preserve and 1.6 acres of recreational open space).

Under the proposed modified project, an approximately 1.4-acre linear park would be located along the western boundary of the development area from the southern project boundary to Gladding Parkway. The linear park would follow an existing earthen berm, and would feature landscaping and a trail providing pedestrian connectivity from the existing community south of the project site to areas north of Gladding Parkway. An approximately 2.2-acre neighborhood park will be constructed abutting the northern group of proposed single family residential units, providing pedestrian access to other open space and park areas within the project site. The approximately 4.1 acre neighborhood open space associated with the water quality basin would be constructed north of the multi-family development, adjacent to the Meadowlands Preserve. An additional 4.3 acres of the development area contiguous with the Meadowlands Preserve and the water quality basin park would be dedicated as recreational open space. Ashwood Way (approximately 0.5 acre) would be extended through the recreational open space, providing connectivity through the site. Amenities that may be provided in the recreational open space area include a detached trail along Ashwood Way and seating.

Under the proposed modified project, Markham Ravine would be preserved and managed as conservation open space (Meadowlands Preserve); however, the previously proposed creation and preservation of wetlands as mitigation would no longer be part of the mitigation package for impacts to wetlands, and the active restoration of the preserve would not occur. As previously described (Section 2), the USACE has requested that the applicant provide compensatory mitigation that preserves property that would otherwise not be preserved (e.g., credits in an approved mitigation bank), rather than restoring an already preserved property. The current project applicant does not propose improvements of any kind within the conservation open space.

Based on the current project design, the proposed modified project would provide approximately 12.5 acres of parks and open space within the development area (3.6 acres of park, 4.3 acres of recreational open space, and 4.1 acres of open space associated with the storm detention basin; approximately 9.7 acres more than the approved project), and approximately 47.2 acres of conservation open space (Meadowlands Preserve; approximately 1.6 acres less than the approved project). While the conservation open space would be reduced under the proposed modified project, with the additional recreational open space, the proposed modified project would provide a total of 52.0 acres of open space (47.2 acres of Meadowlands Preserve and 4.8 acres of recreational open space; approximately 1.6 acres more than the approved project).

3.3.5 Grading and Drainage

The project site is relatively flat; however, the majority of the development area of the project site would be disturbed during site preparation and construction. As described in the 2012 EIR, the project site currently receives stormwater run-off from three drainage pipes on the East Avenue project boundary; swales convey untreated off-site drainage across the project site to Markham Ravine. A significant amount of surface stormwater run-off enters the site from the southern project boundary along Ninth Street and drains through the project site into an existing drainage swale eventually discharging into Markham Ravine. A 60-inch-diameter underground pipe west of the school discharges drainage into the project site from residential areas to the east of East Avenue.

The 2012 EIR analyzed a storm drain system designed to accommodate the existing drainage infrastructure, and to accommodate the stormwater runoff for the rest of the site. An approximately 4-acre water quality basin was proposed to be constructed in the southwest portion of the project site to address stormwater runoff from areas south of the school. Drainage outfalls on the north area of the site were proposed to contain filter systems to treat stormwater before discharging into Markham Ravine.

The project, as modified, proposes to maintain the size of the water quality basin, only increasing its area by approximately 0.1 acre, and relocate the water quality basin to north of the multi-family development, adjacent to Markham Ravine and the project-designated open-space. The basin would be an approximately 4-foot-deep earthen basin, with a 1-foot deep by 100-foot long concrete weir on the west bank of the basin. Three 12-inch-wide outfall pipes would discharge to Markham Ravine, and would drain an 85th percentile storm completely in approximately 48 hours. Flows in excess of the outfall pipe design would discharge to Markham Ravine over the weir.

4. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality/Greenhouse Gases
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

5. DETERMINATION

On the basis of the initial evaluation that follows:

☐ I find that the proposed project WOULD NOT have a significant effect on the environment not previously identified in the certified Environmental Impact Report for the previously approved project, in accordance with Section 15164 of the CEQA Guidelines. An ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT will be prepared.

☐ I find that the proposed project will result in one or more of the conditions described in Section 15162 of the CEQA Guidelines. A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT will be prepared.

☐ I find that the proposed project will result in one or more of the conditions described in Section 15163 of the CEQA Guidelines, but only minor additions or changes to the certified Environmental Impact Report would be necessary to adequately apply the project in the changed situation. A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT will be prepared.

_____ _____

Signature Date

_____ _____

Printed Name Date

6. EVALUATION OF ENVIRONMENTAL IMPACTS

6.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	□	□	□	■
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	□	□	□	■
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	□	□	□	■
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	□	□	□	■

There are no scenic vistas in close proximity to the project site, and there are no state-designated scenic roadways or highways near the project area. The project site is currently undeveloped. Sensitive visual receptors in the area include viewers from the adjacent roadways and residences south and east of the project site, Carlin Coppin Elementary School, and the Gladding McBean Clay Plant. A berm and block wall have been constructed between the Gladding McBean Clay Plant and the project site.

The project's potential effects on aesthetics were evaluated in an environmental checklist prepared for the approved project, which is included as Appendix D of the 2012 EIR. Based on the findings in the environmental checklist, the project would result in no impact to scenic vistas or scenic resources. The approved project had the potential to result in potentially significant impacts on the character or quality of the site and its surroundings, and potentially adverse impacts related to light. The 2012 EIR contains mitigation to reduce these impacts to less than significant.

Evaluation of Aesthetics

Questions A and B: No New Impact

The environmental checklist prepared for the previously approved project concluded that the project would have no impact on scenic vista or scenic resources and the topic is not evaluated further in the 2012 EIR. There are no scenic vistas in close proximity to the project site, and there are no state-designated scenic roadways or highways near the project area. Like the project analyzed in the certified 2012 EIR, the proposed modified project would involve constructing a residential development on a footprint similar to that analyzed in the 2012 EIR. Because there are no scenic vistas or scenic roadways or highways in the project area, and because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. There would be no impacts to scenic vistas or scenic resources, and no mitigation would be necessary.

Question C: No New Impact

The environmental checklist prepared for the previously approved project concluded that, with mitigation, the approved project would result in less than significant impacts on the existing visual character or quality of the site and its surroundings, and the topic is not evaluated further in the 2012 EIR. Development of the approved project would permanently alter the visual character of the site from an undeveloped to a developed environment. The approved project continued the City's street grid pattern through the project site to physically and visually tie the project to the downtown. The analysis contained in the 2012 EIR pointed out that under the approved project, Markham Ravine would be preserved, and by constructing the project, viewers would gain visual access to the open space. The 2012 EIR includes Mitigation Measure AE-1 to ensure that the development on the project site would comply with the City's Planned Development Guidelines in Municipal Code Chapter 18.32 and be subject to review by the Design Review Board and the Planning Commission and approval by the City Council. A General Development Plan is required to set the zoning standards for the developed portion of the project, and a Specific Development Plan and Development Permit, which guide the physical development at the project site including architecture. This impact would be considered less than significant with mitigation incorporated.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on a footprint similar to that analyzed in the 2012 EIR. Like the approved project, the streets of the proposed modified project are set up in a grid pattern, creating visual and physical continuity between the new development and the downtown.

Like the analyzed project, the proposed modified project would allow visual access to Markham Ravine in the Meadowlands Preserve. Further, the proposed modified project includes approximately 4.8 acres of open space between the school and the preserve and 4.1 acres of water quality basin open space along the project site boundary with the preserve. Ashwood Way would extend through the project-designated open space, allowing visual access of the open space. These undeveloped areas would provide a visual transition between the developed portions of the site and the adjacent undeveloped areas of the Meadowlands Preserve. The project would be required to comply with Mitigation Measure AE-1. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on the existing visual character or quality of the site and its surroundings. No new impact would occur.

Question D: No New Impact

The environmental checklist prepared for the project concluded that with mitigation, the approved project would result in less than significant impacts as a result of lighting and glare, and the topic is not evaluated further in the 2012 EIR. Development of the approved project would result in an increase in night light and glare. Residential uses rarely have large reflective surfaces resulting in glare, and the project site is situated in a development environment in which the site and surrounding areas are already subject to a certain level of daytime glare. Potential impacts associated with glare would be less than significant. Construction of the approved project would result in additional light sources. The addition of lighting from the proposed modified project, especially unshielded light, could result in spillover light that could adversely affect existing and future residential uses and adjacent open space areas. Implementation of Mitigation Measure AE-2 would ensure that potential impacts from the introduction of lighting associated with the proposed modified project would be minimal, and the potential impacts would be reduced to less than significant.

The residential development of the proposed modified project is substantially similar to the residential development of the approved project, and would result in similar impacts associated with glare and lighting. The proposed modified project would be required to comply with Mitigation Measure AE-2. Further, the proposed modified project includes the on-site open space corridor which will reduce the potential for lighting spill over on the adjacent off-site undeveloped areas when compared with the approved project. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the

proposed mitigation, the proposed modified project would result in less than significant impacts on the existing visual character or quality of the site and its surroundings. No new impact would occur.

6.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agriculture Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c) Conflict with existing zoning for, or cause rezoning of, forest land [as defined in Public Resources Code Section 12220(g)], timberland [as defined by Public Resources Code Section 4526 (g)], or timberland zoned Timberland Production [as defined by Government Code Section 51104 (g)]?	☐	☐	☐	■
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e) Involve other changes in the existing environment which, due to their location or	☐	☐	☐	■

nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	

Impacts to agricultural and forestry resources were analyzed in the environmental checklist prepared for the project which is included as Appendix D of the 2012 EIR. No agricultural or forestry resources are present in the project site; therefore, agricultural resources were not analyzed in the 2012 EIR.

Evaluation of Agriculture and Forestry Services

Questions A – E: No New Impact

Because no important agricultural resources or activities exist on the project site, the project site and adjacent lands are not under a Williamson Act contract, and no portions of the project site are zoned for forest land, timberland, or timberland production, no impact would occur, and no mitigation would be necessary.

6.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	□	□	□	■
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	□	□	□	■
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	□	□	□	■
d) Expose sensitive receptors to substantial pollutant concentrations?	□	□	□	■
e) Create objectionable odors affecting a substantial number of people?	□	□	□	■

Air quality is discussed in Chapter 4.1 of the 2012 EIR.

Evaluation of Air Quality

Questions A and B: No New Impact

The California Air Resources Board (CARB) is responsible for coordination and administration of federal and state air pollution control programs within California, and has primary responsibility for the development of California's State Implementation Plan (SIP). The Placer County Air Pollution Control District (PCAPCD) is the primary agency responsible for planning to meet federal and state ambient air quality standards in Placer County, and it works with other

local air districts in the Sacramento region to maintain the region's portion of the SIP for ozone. The approved project analyzed in the 2012 EIR was compared against thresholds of significance recommended by the PCAPCD. The approved project would replace existing undeveloped areas with a residential development. The use of heavy duty equipment during project construction would contribute emissions of ozone precursors ROG and NO_x, as well as the criteria pollutant, CO. Grading activities and the transport of soils would contribute to fugitive dust (PM_{10}) and particle emissions ($PM_{2.5}$). The proposed modified project would generate emissions of criteria air pollutants during operation of the residential development, from the use of consumer products, natural gas heating of the residences, use of landscaping equipment and personal vehicles. The analysis contained in the 2012 EIR found that construction and operation of the approved project would not generate emissions of ROG, NO_x, and CO in exceedance of the thresholds of significance recommended by the PCAPCD. Construction of the approved project would result in PM_{10} emissions of approximately 103.62 pounds per day, which would exceed the PCAPCD threshold of 82 pounds per day. This would be a significant impact, and the 2012 EIR contains Mitigation Measure 4.1-1 to reduce the impact to less than significant. Grading activities would also generate $PM_{2.5}$ emissions. While the PCAPCD has not adopted a separate numerical standard for $PM_{2.5}$ emissions, the measures to reduce PM_{10} emissions would also reduce $PM_{2.5}$ emissions. Operation of the approved project would not result in $PM_{2.5}$ or PM_{10} emissions that exceed the PCAPCD threshold.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on the currently undeveloped project site and within a development area similar to that analyzed in the 2012 EIR. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, the potential impacts related to exceedances of the screening criteria thresholds set by PCAPCD would be generally similar to those identified in the EIR. However, the proposed modified project proposes a slightly lower total number of residential units from that contemplated in the 2012 EIR (19 fewer units), and the associated project footprint (area of direct impact) would be approximately 3 acres smaller than the project that was analyzed in the 2012 EIR. As a result, construction and operation of the proposed modified project would result in slightly less emissions of ROG, NO_x, CO, $PM_{2.5}$, and PM_{10} than those produced by the approved project.

The currently accepted emissions model, California Emissions Estimator Model (CalEEMod) version 2013.2.2, was used to quantify construction and operation emissions that would be generated by the proposed modified project, and compare them to current PCAPCD thresholds. The results of the models are presented in Table 3, *Maximum Daily Construction Emissions*, and Table 4, *Maximum Daily Operational Emissions*.

Table 3 MAXIMUM DAILY CONSTRUCTION EMISSIONS					
Construction Activity	**Pollutant Emissions (pounds per day)**				
	ROG	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	1.33	34.75	24.82	9.26	5.48
Grading	2.32	54.84	42.99	5.78	3.17
Underground Utilities	0.37	7.55	6.55	0.30	0.27
Building Construction	1.91	26.78	28.34	2.32	1.32
Paving	0.50	9.91	9.03	0.45	0.36
Architectural Coatings	16.82	2.46	2.88	0.33	0.16
Maximum Daily Emissions	19.23	54.84	42.99	9.26	5.48
2012 EIR Reported Emissions (Table 4.1-4)	38.42	81.22	47.48	26.07	-
PCAPCD Thresholds	82	82	550	82	-

Source: CalEEMod 2013.2.2 emissions modeling for the project conducted by HELIX 2016 (output data is provided in Appendix B).

Note: Maximum Daily Emissions do not reflect a total of the construction activity pollutant emissions. The maximum daily emissions for ROG occur when building construction, paving, and architectural coatings overlap (all three activities are occurring on the same day). The maximum daily NO_X and CO emissions occur during grading. The maximum daily PM_{10} and $PM_{2.5}$ emissions occur during site preparation.

Table 4 MAXIMUM DAILY OPERATIONAL EMISSIONS					
Source	**Pollutant Emissions (pounds per day)**				
	ROG	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
Summer Emissions					
Area	14.38	0.28	24.01	0.48	0.48
Energy	0.19	1.65	0.70	0.13	0.13
Mobile	8.37	18.11	80.23	15.92	4.46
Total Project Emissions	22.95	20.04	104.94	16.54	5.07
2012 EIR Reported Emissions (Table 4.1-5)	39.61	26.26	217.13	39.71	-
PCAPCD Thresholds	82	82	550	82	-
Winter Emissions					
Area	14.38	0.28	24.01	0.48	0.48
Energy	0.19	1.65	0.70	0.13	0.13
Mobile	7.91	20.28	89.21	15.92	4.46
Total Project Emissions	22.49	22.21	113.91	16.54	5.07
2012 EIR Reported Emissions (Table 4.1-5)	39.65	38.32	227.93	39.87	-
PCAPCD Thresholds	82	82	550	82	-

Source: CalEEMod 2013.2.2 emissions modeling for the project conducted by HELIX 2016 (output data is provided in Appendix B).

Based on the current modeling for the proposed modified project, the reduced construction emissions would reduce PM_{10} emissions to below a level of significance; however, the proposed modified project would still comply with Mitigation Measure 4.1-1 of the 2012 EIR to reduce emissions of particulate matter. With the proposed mitigation, the proposed modified project would result in less than significant impacts to applicable air quality plans. The proposed modified project would not introduce any new impacts that were not previously disclosed.

Question C: No New Impact

As described in the 2012 EIR, western Placer County is in nonattainment of state and federal ozone standards, and the Sacramento region is especially prone to ozone exceedances during the summer months. During the high ozone periods, the analysis in the 2012 EIR concluded that the approved project would add to the total amount of ozone precursors available for ozone production.

The analysis contained in the 2012 EIR found that construction and operation of the approved project would generate emissions of ROG and NO_x in exceedance of the thresholds of cumulative significance recommended by the PCAPCD. This would be a significant impact, and the 2012 EIR contains Mitigation Measure 4.1-1 to reduce construction period emissions and Mitigation Measure 4.1-8 to reduce operational emissions. As discussed in the 2012 EIR, Mitigation Measure 4.1-8 would effectively reduce operational emissions to a less than significant level. However, Mitigation Measure 4.1-1 would not reduce construction period emissions to levels below the PCAPCD cumulative threshold of 10 pounds per day. As such, even with mitigation, the impact would be significant and unavoidable.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on the currently undeveloped project site and within a development area similar to that analyzed in the EIR. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, the potential impacts related to exceedances of the cumulative thresholds set by PCAPCD would be generally similar to those identified in the EIR. However, the proposed modified project proposes a slightly lower total number of residential units from that contemplated in the EIR (19 fewer units), and the project footprint (area of direct impact) would be approximately 3 acres smaller than the footprint analyzed in the 2012 EIR. As a result, construction and operation of the proposed modified project would result in slightly reduced emissions of ROG and NO_x than those produced by the approved project. As shown in Tables 1 and 2, the reduced construction and operational emissions would not be below the level of cumulative significance; therefore, the proposed modified project would be required to comply with Mitigation Measures 4.1-1 and 4.1-8 to

reduce ozone precursor emissions. As with the project analyzed in the 2012 EIR, Mitigation Measure 4.1-1 would not reduce construction period emissions to levels below the PCAPCD cumulative threshold of 10 pounds per day. As such, even with mitigation, the impact is considered significant and unavoidable. However, as discussed above, the proposed modified project's reduced emissions would not introduce any new impacts that were not previously disclosed.

Question D: No New Impact

The analysis contained in the 2012 EIR found that neither construction nor operations would result in significant levels of toxic air contaminants (TACs) related to diesel particulate matter. Additionally, the 2012 EIR found that the approved project would result in less than significant impacts related to local increases in CO concentrations from increased traffic.

The reduced size of the proposed modified project would result in proportional reductions to TAC emissions and trips generated. Therefore, the 2012 EIR conclusion that development of the property would have a less than significant impact on sensitive receptors would remain applicable to the proposed modified project. The proposed modified project would not introduce any new impacts that were not previously disclosed.

Question E: No New Impact

As detailed in the 2012 EIR, the approved project does not include any land uses that could create an odor impact. The proposed modified project includes the same types of land uses as the approved project. Therefore, the proposed modified project would not introduce any new impacts that were not previously disclosed.

6.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	□	□	□	■
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	□	□	□	■
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	□	□	□	■
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	□	□	□	■
e) Conflict with any applicable policies protecting biological resources, such as a tree preservation policy or ordinance?	□	□	□	■
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	□	□	□	■

Biological studies conducted in support of the 2012 EIR are discussed in Chapter 4.2 of the 2012 EIR. Biological studies included focused botanical surveys and assessments of the potential for on-site habitats to support special-status wildlife species. A delineation of waters of the U.S. was also prepared for the project site and approved by the U.S. Army Corps of Engineers (Corps File No. SPK-2003-00630) on December 10, 2004, and re-verified as a preliminary jurisdictional determination on September 29, 2010. The EIR concluded that nine special-status plant species, seven special-status invertebrates, one special status amphibian, one special status reptile, six special status birds, one special status mammal, and four sensitive habitat communities have the potential to occur in the project site. Species with the potential to occur included the federally listed vernal pool fairy shrimp (*Branchinecta lynchi*) and California red-legged frog (CRLF; *Rana draytonii*). The USFWS was consulted and a Biological Opinion for both species was issued for the approved project on September 5, 2007.

The project site was evaluated on September 24, 2015 by biologists on staff with HELIX Environmental Planning, Inc. (HELIX) to assess current conditions at the project site and evaluate whether substantial changes to the environment have occurred since the findings of the previous biological studies. HELIX also obtained current lists from the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the California Native Plant Society (CNPS) of special-status plant and animal species known to occur in the project region. These lists are included as Appendix C. These current lists of regionally-occurring special-status species were compared to the list of special-status species evaluated in the 2012 EIR. Two special-status plant species, one special status species of branchiopod, one special status species of fish, and five special status species of birds were included on the current species lists, but were not evaluated in the 2012 EIR. The following table lists each of the species not evaluated in the 2012 EIR, its status, general habitat requirements and potential to occur in the project site or otherwise be affected by the proposed modified project.

Table 5 REGIONALLY OCCURRING SPECIES NOT PREVIOUSLY EVALUATED			
Species Scientific name Common name	**Status**	**General Habitat**	**Potential to Occur**
Fish			
Oncorhynchus (=Salmo) mykiss steelhead	FT	Steelhead spawn in rivers and streams with cool, clear water and suitable substrate.	No suitable habitat; no estuaries, streams, or rivers in the project area.
Birds			
Ammodramus savannarum grasshopper sparrow	SSC	Nests and forages in short to middle-height, moderately open grasslands with scattered shrubs and patchy bare ground. Nests are typically domes of grasses at the base of grass clumps.	Suitable habitat occurs in the grasslands on site. The nearest reported occurrence (#8) was in 1998 on a vernal pool/grassland preserve located 2.2 miles south of the project site.
Melospiza melodia song sparrow	SSC	Nests in areas of moderately dense vegetation, near a water source with semiopen canopies for light, and exposed ground or leaf litter for foraging. Closely related to emergent freshwater marshes dominated by tules and cattails, may also nest in riparian forests, and along vegetated irrigation canals and levees.	Markham Ravine may provide suitable habitat. The nearest reported occurrence (#86) was in 2005 along Yankee Slough approximately 5 miles northwest of the project site. The occupied marsh was within Redwing Preserve.
Pandion haliaetus osprey	SSC	Uses large trees, snags, and dead-topped trees in open forest habitats near large bodies of water for cover and nesting.	No suitable nesting habitat occurs on the project site. The nearest reported occurrence (#446) was in 2008 where a nest was placed on a wooden pole near

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Table 5 REGIONALLY OCCURRING SPECIES NOT PREVIOUSLY EVALUATED			
Species Scientific name Common name	**Status**	**General Habitat**	**Potential to Occur**
			the pond at Twelve Bridges Golf Course, approximately 4 miles southeast of the project site.
Progne subis purple martin	SSC	Nesting occurs in a variety of habitats in which suitable nesting cavities and relatively open access to them are available. Martins are found in nearly every habitat where cavities are available.	Markham Ravine may provide suitable nesting and foraging habitat. Large trees may contain nest cavities and the aquatic habitats provide opportunities for forage. The nearest reported occurrence (#27) was in 2007 where a nesting pair was observed nesting in the drainage hole of an Highway 65 overpass near Rocklin, approximately 9 miles southeast of the project site.
Setophaga petechial yellow warbler	SSC	On the west slope of the Sierra Nevada foothills, breeds from foothill woodlands to the mixed-conifer zone. Generally occupies riparian vegetation in close proximity to water along streams and in wet meadows.	Will not occur. The project site is below the habitat range for this species. The yellow warbler is largely extirpated as a breeder in the Sacramento Valley.
Plants			
Wolffia brasiliensis Brazilian watermeal	List 2B.2	Marshes and swamps.	Possible. Marginal habitat occurs in the Markham Ravine wetland complex. There are no known records in

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Table 5 REGIONALLY OCCURRING SPECIES NOT PREVIOUSLY EVALUATED			
Species Scientific name Common name	**Status**	**General Habitat**	**Potential to Occur**
			the Lincoln area. The nearest record is from 2002 in which the species was observed in a man-made pond approximately 12 miles north of the project site.

In addition to the species evaluated in the 2012 EIR, the project site contains potentially suitable habitat for three species of birds: song sparrow, grasshopper sparrow, purple martin; and one species of plant: Brazilian watermeal.

Observations made during the site visit confirm that current conditions and habitats at the project site have not substantially changed from the conditions and habitats presented in the 2012 EIR. The biological study area for the 2012 EIR included an approximately 117-acre area, with approximately 82 acres of annual grassland, 11 acres of disturbed, and 24 acres of Markham Ravine complex. The verified delineation for the proposed modified project identified 28.29 acres of wetlands and other waters of the U.S. on and immediately adjacent to the project site (File No. SPK-2003-00630). The Meadowlands Preserve is characterized by annual grassland, disturbed areas, and the Markham Ravine complex which is a complex of wetlands and other aquatic habitats. As described in the 2012 EIR, the annual grassland in the preserve is considerably more disturbed from previous grading and land uses when compared with the development area. This was also observed during the September 24, 2015 site visit.

A total of 27.9 acres of waters of the U.S. occur within the limits of the project site. The portion of the site proposed for development is annual grassland with embedded wetlands. As described in the 2012 EIR, the grassland is composed of various grasses and forbs common in disturbed areas. Seasonal wetlands commonly occur in swales and depressions in the annual grassland. Under the proposed modified project, a portion of the development area north of Gladding Parkway would be expanded westward and the project would impact approximately 1.6 acres of the Meadowlands Preserve parcel that were not previously impacted. This area supports an ephemeral swale and an ephemerally inundated portion of the Markham Ravine complex.

Nearby areas of the Markham Ravine complex featuring emergent wetland vegetation and open water would be avoided by the project.

No special status plant or wildlife species were observed on the project site during the September 24, 2015 site visit.

Evaluation of Biological Resources

Question A: No New Impact

Special Status Plants

The 2012 EIR identified eight species of special status plants as having the potential to occur in the project site and be impacted by the proposed modified project. These species include: big-scale balsam root, hispid bird's beak, dwarf downingia, boggs lake hedge hyssop, Ahart's dwarf rush, red bluff dwarf rush, legenere, and pincushion navarretia. Big-scale balsam root may occur in the non-native grassland on the site, and the remainder of the species may occur in seasonal wetlands on the site. These habitats occur within the development footprint on the project site, and populations of the species occurring within the development footprint of the project would, if present, be impacted by project construction as would have been the case with the previously analyzed project.

No special status plants were identified during botanical surveys conducted in 2005 in conjunction with the preparation of the 2012 EIR. While special status plant surveys conducted in conjunction with the preparation of the 2012 EIR resulted in negative findings, special status plants may have colonized potentially suitable habitat since the time the surveys were conducted. This is highly unlikely due to the relatively disturbed conditions and low habitat quality of the seasonal wetlands and grassland in the development portion of the project site; however, due to the time that has passed since the previous surveys, preconstruction surveys for special status plants in the development portion of the project site are necessary to verify the negative findings (see Mitigation Measure BIO-1 below). The potential for impacts to special status plants and the need for preconstruction surveys were identified in the Biological Resources Assessment prepared for the approved project, and this is not a new impact not previously disclosed.

Based on subsequent review of current lists of special status species, Brazilian watermeal was not evaluated in the 2012 EIR, but has the potential to occur in Markham Ravine on the project site. Under the currently proposed, modified project, approximately 0.1 acre of Markham Ravine complex falls within the development area; however, the area is seasonally inundated and does not provide the aquatic habitat suitable for the species. Portions of Markham Ravine containing perennial, open water would not be affected by the proposed modified project, and

would be protected and preserved as open space. Therefore, the proposed modified project would not impact Brazilian watermeal, if present in Markham Ravine. No surveys for Brazilian watermeal are necessary.

BIO-1 In the bloom season prior to ground disturbing activities, the project applicant(s) shall retain a qualified botanist to conduct protocol level special-status plant surveys within the project's development area (all areas of potential disturbance). The timing of the surveys shall be based on the time in which the special status species with the potential to occur are identifiable. If no special-status plants are found during focused surveys, the botanist shall document the findings in a letter report to USFWS, CDFW and, the City of Lincoln, and no further mitigation shall be required.

If special-status plant populations are found, the project applicant(s) shall consult with CDFW and USFWS, as appropriate depending on species status, to determine the appropriate Mitigation Measures for direct and indirect impacts on any special-status plant population that could occur as a result of project implementation. Mitigation measures may include preserving and enhancing existing populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat or individuals.

If potential impacts to special-status plant species are likely, a mitigation and monitoring plan shall be developed before the approval of grading plans or any ground-breaking activity within 250 feet of a special-status plant population. The mitigation plan shall be submitted to the City of Lincoln for review and approval. It shall be submitted concurrently to CDFW or USFWS, as appropriate depending on species status, for review and comment. For Federally-listed species, the plan shall require maintaining viable plant populations on-site and shall identify avoidance measures for any existing population(s) to be retained and compensatory measures for any populations directly affected. Possible avoidance measures include fencing populations before construction and exclusion of project activities from the fenced-off areas, and construction monitoring by a qualified botanist to keep construction crews away from the population. The mitigation plan shall also include monitoring and reporting requirements for populations to be preserved on site or protected or enhanced off-site.

If relocation efforts are part of the mitigation plan, the plan shall include details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, and remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements.

If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate to target the preservation on long term viable populations.

Special Status Wildlife

The 2012 EIR and supporting documents identified seven special-status invertebrates, two special status amphibians, one special status reptile, seven special status birds, and one special status mammal as having the potential to occur on the project site. Of those species, the 2012 EIR and supporting documents identified potential impacts to the following special status species: vernal pool fairy shrimp (*Branchinecta lynchi*) or their habitat, western pond turtle, western spadefoot toad, California red-legged frog, and western burrowing owl. The 2012 EIR also identified a loss of foraging habitat for Swainson's hawk (*Buteo swainsonii*), white-tailed kite (*Elanus leucurus*), and other raptors. Northern harrier was identified in the biological study prepared for the approved project as having the potential to use the project site for nesting (North Fork Associates 2006). Current lists of regionally occurring special status species were reviewed to determine if species not previously identified as having the potential to occur could be affected by the project. Three species of birds: song sparrow, grasshopper sparrow, purple martin were not evaluated in the 2012 EIR, but have the potential to occur. Special status species are discussed individually below.

Vernal Pool Fairy Shrimp

Vernal pool fairy shrimp were found in vernal pools totaling 0.13 acre in the development area of the project site during both wet and dry season surveys conducted for the 2012 EIR in 2006 – 2007. The applicant consulted with the USFWS, and a Biological Opinion was issued on September 5, 2007 indicating that the 0.13 acre of confirmed occupied habitat within the project site was the only confirmed occupied fairy shrimp habitat on the site, and would be impacted by the project. The USFWS determined the applicant was responsible for providing mitigation at 3:1 (acre mitigation: acre impacted) for the confirmed occupied habitat. The applicant has

purchased 0.39 acre of vernal pool preservation credits in compliance with the Biological Opinion.

The development area under the proposed modified project has been modified from the area that was evaluated in the 2012 EIR; however, the project footprint (area of direct impact) has been reduced. As described above, the project applicant has already mitigated for potential impacts to the confirmed occupied fairy shrimp habitat in the project site. As a result, no new impact to the species would occur. Because the mitigation for vernal pool fairy shrimp has already been achieved, impacts have been reduced to below a level of significance and no additional mitigation is required.

Western Pond Turtle, Western Spadefoot Toad, California Red-Legged Frog

As described in the 2012 EIR, Markham Ravine contains potentially suitable habitat for western pond turtle and CRLF. While the approved project would not impact aquatic habitat in Markham Ravine, the 2012 EIR identified that individuals of either species could be impacted by the approved project if present within the construction zone during construction. This impact was identified as a potentially significant impact in the 2012 EIR, and Mitigation Measure 4.2-2 is included in the 2012 EIR to reduce potential impacts to less than significant. The applicant consulted with the USFWS in regards to CRLF on the project site. In the Biological Opinion issued for the approved project on September 5, 2007, the USFWS found that the approved project is not likely to adversely affect CRLF based on the following: (1) potential habitat for CRLF is limited to the Markham Ravine complex, which would not be affected by the project, and the likelihood for the species to occur is low due to barriers, water quality, and the presence of predators; and (2) the project site is over 16 miles from the nearest documented occurrence. No more recently documented occurrences of the species have been identified within 16 miles of the project site (CDFW 2016).

The currently proposed, modified project, would affect 0.1 acre of Markham Ravine complex that was not previously impacted. This portion of the complex is seasonally inundated and is characterized by grasses, and spike rush. It is a continuation of a wetland swale that extends into the development area of the project site. As described in the CRLF habitat assessment prepared for the 2012 EIR (North Fork 2006), based on the absence of prolonged surface water and the minimal cover present, the swale does not qualify as suitable habitat for CRLF. Portions of Markham Ravine containing perennial, open water would not be affected by the proposed modified project, and would be protected and preserved as open space. Due to the lack of suitable habitat present, and the low potential for the species to occur and be affected by the

project, the proposed modified project would not result in new or more substantial impacts to CRLF.

The 2012 EIR identified the potential for western spadefoot toad to occur in seasonal wetlands throughout the project site, including in the development area. Construction of the project could result in impacts on individuals if present within the active construction zone. This impact was identified as a potentially significant impact in the 2012 EIR.

The proposed modified project would be required to comply with Mitigation Measure 4.2-2 from the 2012 EIR to reduce potential impacts to western pond turtle, western spadefoot toad, and CRLF to less than significant. The mitigation measure, as presented in the 2012 EIR required monitoring of construction activities adjacent to Markham Ravine. The mitigation measure has been revised slightly to more accurately address the current project design. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new or more significant impacts that were not previously disclosed. No new impact would occur.

BIO-2 Prior to commencement of construction, the applicant/contractor shall install orange construction fencing adjacent to the Meadowlands Preserve, separating the construction zone from the avoidance areas.

During pre-construction (including fencing installation and grading) and project construction, the project applicant/contractor shall retain a qualified biologist to monitor activities affecting the Markham Ravine complex, and all construction activities within 300 feet of the Markham Ravine complex. If necessary, the biologist shall relocate any CRLF, western pond turtles, or western spadefoot toads found in the construction zone during construction activities to a suitable area of Markham Ravine or downstream of the project site. The appropriate regulatory agency shall be notified of any special status species observed in the construction zone.

BIO-3 During project construction, the project applicant/contractor shall retain a qualified biologist to monitor construction activities affecting suitable western spadefoot toad habitat in the project site. If necessary, the biologist shall relocate any western spadefoot toads found in the construction zone during construction activities to a suitable area of Markham Ravine or downstream of the project site.

Western Burrowing Owl

As described in the 2012 EIR, the grassland habitat in the Meadowlands Preserve and the proposed development area provides marginal nesting habitat for western burrowing owl. If present during construction, owls may be impacted, which was identified as a potentially significant impact in the 2012 EIR.

Like the approved project evaluated in the 2012 EIR, the proposed modified project would result in ground disturbance to the development portion of the project site, and could impact burrowing owls, if present in the development footprint during construction. The proposed modified project has a slightly smaller development footprint than the approved project, and would result in slightly less impacts to potential burrowing owl habitat. The proposed modified project would be required to comply with Mitigation Measure 4.2-5 from the 2012 EIR to reduce potential impacts to western burrowing owl to less than significant. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. No new impact would occur.

Nesting Birds (including Northern Harrier, Song Sparrow, Grasshopper Sparrow, Purple Martin)

The Biological Resources Assessment prepared in support of the 2012 EIR (Northfork Associates 2006) identified the potential for northern harrier to use the project site for nesting, and recommended preconstruction nesting surveys to avoid impacts to the species. Northern harriers were observed on the project site during surveys conducted in preparation of the Biological Resources Assessment (Northfork Associates 2006). The species was not observed on the project site during the September 2015 site visit. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR and supporting technical studies, the proposed modified project would not introduce any new impacts to northern harrier that were not previously disclosed. No new impact would occur.

Grasshopper sparrow may occur and may use the grassland in the development portion of the project site for nesting. Grasshopper sparrow is a ground nesting species, and if present in the development footprint during construction, individuals of this species may be disturbed and/or killed by construction activities. Additional species of birds, including raptors, may use trees and shrubs within the project area, and may be disturbed during construction activities. These impacts are considered to be potentially significant. Purple martin and song sparrow may use the project site for nesting, but suitable nesting habitat is limited to the Meadowlands Preserve, which would not be impacted by the proposed modified project and would be protected and

preserved as open space. Purple martin and song sparrow would not be impacted by the proposed modified project.

Preconstruction nesting surveys are recommended to reduce potential impacts to nesting birds to less than significant. The potential for impacts to nesting birds (northern harrier) and the need for preconstruction surveys were identified in the Biological Resources Assessment prepared for the approved project, and this is not a new impact not previously disclosed.

BIO-4 In order to avoid impacts to northern harrier or other nesting raptors, a nesting survey shall be conducted within the project site prior to commencing with earth-moving or construction work if this work would occur during the raptor nesting season (between February 1 and August 31). The preconstruction nesting bird surveys shall be conducted no more than 14 days prior to the initiation of earthwork or construction. An additional survey shall be conducted within 48 hours prior to commencement of earthwork or construction.

The raptor nesting survey shall include examination of all trees on or within 300 feet of the entire project site, not just trees slated for removal, since ground vibrations and noise from earth-moving equipment can disturb nesting birds and potentially result in nest abandonment. Areas within 300 feet of the project site shall be surveyed on foot if accessible or from within the project site or publicly accessible areas by scanning the surrounding land with the aid of binoculars. Since northern harriers are ground nesting raptors, the nesting surveys will include systematic walking transects of accessible, suitable nesting habitat within 300 feet of the project site.

If nesting raptors are identified during the surveys, CDFW shall be notified to determine the appropriate course of action, orange construction fence shall be installed to establish a 300-foot radius around the nest unless a qualified biologist determines that a lesser distance will adequately protect the nest (refer to discussion below for more detail). If the tree or nest is located off the project site, then the buffer shall be demarcated per the above where the buffer intersects the project site.

The size of the non-disturbance buffer may be altered if a qualified raptor biologist conducts behavioral observations and determines the nesting raptors are well acclimated to disturbance. If this occurs, the raptor biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to nesting raptors. If the buffer is reduced, the qualified

raptor biologist shall remain on site to monitor the raptors' behavior during heavy construction in order to ensure that the reduced buffer does not result in take of eggs or nestlings.

No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. This typically occurs by August 31. This date may be earlier or later, and shall be determined by a qualified raptor biologist. If a qualified biologist is not hired to monitor the nesting raptors, then the full 300-foot buffer(s) shall be maintained in place from February 1 through the month of August. The buffer may be removed and work may proceed as otherwise planned within the buffer on September 1.

BIO-5 To avoid impacts on nesting passerines and other migratory birds, a nesting survey shall be conducted in the project site and areas within 100 feet of the site prior to commencing initial earth-moving (including site remediation activities) or construction work if this work would occur during the passerine nesting season (between March 1 and September 1). Areas within 100 feet of the project site shall be surveyed on foot if accessible or from within the project site or publicly accessible areas by scanning the surrounding land with the aid of binoculars.

The preconstruction nesting bird surveys shall be conducted no more than 14 days prior to the initiation of construction. An additional survey shall be conducted within 48 hours prior to commencement of construction. If special-status birds are identified nesting on or near the project site, a 100-foot radius around all identified active nests shall be demarcated with orange construction fencing to establish a non-disturbance buffer. If an active nest is found off site, the intersecting portion of the buffer that is on site shall be fenced. No construction or earth-moving activity shall occur within this 100-foot staked buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones.

If common (that is, not special-status) birds, for example, red-winged blackbird, are identified nesting on or adjacent to the project site, a non-disturbance buffer of 75 feet shall be established or as otherwise prescribed by a qualified biologist. The buffer shall be demarcated with orange construction fencing. Disturbance around an active nest shall be postponed until it is determined by the qualified

biologist that the young have fledged and have attained sufficient flight skills to leave the area.

Typically, most birds in the region of the project site are expected to complete nesting by August 1. However, in the region many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers shall be maintained until August 1 unless a qualified biologist determines that the young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to August 1, the biologist conducting the nesting surveys shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the City project planner and CDFW prior to the time that buffers are removed if the date is before August 1.

Raptor Foraging

As described in the 2012 EIR, the grassland habitat in the project site provides approximately 83 acres of marginal foraging habitat for Swainson's hawk, white tailed kite, and other raptors (59 acres in the development area and 24 acres in Markham Ravine). The Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsonii*) in the Central Valley of California (CDFG 1994) includes compensatory mitigation for loss of potential Swainson's hawk foraging habitat, with ratios based on the distance from the nest. CNDDB records include a nest located approximately 1.5 mile from the project (CDFW 2016). The distance from the project site requires 0.75 acre mitigation for 1 acre of urban development. The 2012 EIR identified impacts to 59 acres of potential foraging habitat which would be a significant impact, and the proposed mitigation (Mitigation Measure 4.2-3) included providing 44.25 acres of annual grassland or other suitable raptor foraging habitat as compensatory mitigation.

The proposed modified project has a slightly smaller footprint (area of direct impact) than the approved project. As a result, the proposed modified project would result in permanent impacts to 57.2 acres of potential foraging habitat, approximately 0.4 acre less than the approved project. Approximately 26.4 acres of avoided foraging habitat would be preserved as open space on the project site – 21.8 acres would be preserved and protected under a perpetual conservation easement in the Meadowlands Preserve, and an additional approximately 4.3 acres would be avoided and maintained as recreational open space (not including Ashwood Way). Mitigation measure 4.2-3 from the 2012 EIR is revised to reflect the reduced compensatory mitigation required as a result of the reduced impacts to foraging habitat. Similar to the original mitigation, the revised mitigation would reduce potential impacts to less than significant. The proposed

modified project is substantially similar to the approved project, and would not result in any new or more significant impacts than those previously disclosed in the 2012 EIR.

BIO-6 The project applicant shall ensure that at least 42.9 acres of annual grasslands or other suitable raptor foraging habitat are preserved within west Placer County based upon project impacts of 57.2 acres (0.75 acre mitigation per 1 acre impacted). This mitigation is consistent with mitigation prescribed in the Staff Report regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsonii*) in the Central Valley of California (CDFG 1994). The project applicant is preserving and protecting under a perpetual conservation easement, a total of 21.7 acres of potential foraging habitat on the site, in the Meadowlands Preserve. An additional approximately 4.3 (not including Ashwood Way) acres would be avoided and maintained as recreational open space. Preservation may occur through either:

1. On-site preservation or enhancement of foraging habitat within the proposed open space area, in consultation with the City and CDFW; or

2. Payment of a mitigation fee to a CDFW approved habitat development and management company, or the City of Lincoln through a negotiated agreement between the said company or the City, the project applicant, and CDFW. The monies will be held in a trust fund, and used to develop a mitigation bank in west Placer County through the purchase, monitoring, maintenance, and remediation of lands in west Placer County that support suitable foraging habitat for Swainson's hawk and other raptors. These lands would become incorporated into the mitigation bank, owned and operated by the habitat development and management company, and protected in perpetuity. The lands must be within 10 miles of the project site (consistent with the Swainson's hawk mitigation guidelines); or

3. Purchase of conservation easements or fee title in west Placer County. This mitigation must occur within 10 miles of the project site (consistent with the Swainson's hawk mitigation guidelines).

Questions B and C: No New Impact

The verified delineation for the proposed modified project identified 28.29 acres of wetlands and other waters of the U.S. on and adjacent to the project site (File No. SPK-2003-00630). A total of 27.9 acres of waters of the U.S. occur within the limits of the project site. The approved

project evaluated in the 2012 EIR would result in impacts to waters of the U.S. totaling 2.75 acres of seasonal wetlands, wetland swales, vernal pools, and intermittent drainages within the development area and proposed drainage facilities. Proposed compensatory mitigation included the preservation of 48.8 acres of the project site, including 0.43 acre of seasonal wetland, 0.89 acre of wetland swale, and 23.7 acres of the Markham Ravine complex, and creation of approximately 3 acres of aquatic features within the preserve.

The proposed modified project would result in impacts to 2.76 acres of waters of the U.S, which is similar to the total impacts to waters of the U.S. identified under the approved project. Impacts to individual aquatic features under the proposed modified project vary slightly from those under the approved project due to the modified development footprint, and the addition of the Gladding Parkway corridor to the proposed modified project. As described in Section 2, through coordination with USACE as the lead federal agency, the site plan has been modified to preserve an approximately 4.8-acre portion of the development area that is contiguous with the Meadowlands Preserve. This would effectively avoid impacts to a swale and vernal pool complex (a portion of the swale would be impacted by the extension of Ashwood Way, but would be allowed to pass under the roadway through a culvert). The development area would affect a portion of a swale and approximately 0.1 acre of the Markham Ravine complex that would have been avoided under the approved project, but likely would have sustained indirect effects to the hydrology as a result of upstream impacts from the development of the approved project.

Mitigation measure 4.2-4 from the 2012 EIR would be implemented to reduce potential impacts to less than significant. The mitigation requires mitigation for impacted wetlands at a minimum 1:1 ratio, consistent with the City of Lincoln Open Space and Conservation Element Policy 5.6. While the project applicant proposes to establish the Meadowlands Preserve, the previously proposed creation and preservation of wetlands as mitigation would no longer be part of the mitigation package for impacts to wetlands. The USACE has indicated that because the Markham Ravine is already preserved through the City's General Plan and zoning ordinance, the applicant is responsible for providing compensatory mitigation that preserves property that would otherwise not be preserved. Through coordination with the USACE, the applicant will secure credits to offset impacts to waters of the U.S. With implementation of Mitigation Measure 4.2-4 from the 2012 EIR, impacts to waters of the U.S. would be less than significant. The proposed modified project is substantially similar to the approved project, and would not result in any new or more significant impacts than those previously disclosed in the 2012 EIR. No new impact would occur.

Question D: No New Impact

The environmental checklist prepared for the approved project concluded that the project would have a less than significant impact on the migratory wildlife corridors of native wildlife nursery sites. The project site is surrounded on three sides by urban development. Markham Ravine may provide opportunities for wildlife movement or may function as a native wildlife nursery site; however, like the approved project evaluated in the 2012 EIR, the proposed modified project would not construct barriers in Markham Ravine – rather, the establishment of Markham Ravine as a preserve may benefit wildlife using the area. No significant impact would occur and no mitigation would be necessary. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. No new impact would occur.

Question E: No New Impact

As identified in the environmental checklist prepared for the approved project, no trees protected under the City of Lincoln's Tree Preservation Guidelines occur within the development area of the project site, so no protected trees would be impacted. The proposed modified project is located within the same development area evaluated for the approved project. Therefore, the proposed modified project would also result in no impacts to protected trees.

Question F: No New Impact

No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan was in place at the time of the 2012 EIR, or has since been approved for the City of Lincoln. Therefore, no impacts to an existing adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would occur, and no mitigation is necessary.

6.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	□	□	□	■
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	□	□	□	■
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	□	□	□	■
d) Disturb any human remains, including those interred outside of formal cemeteries?	□	□	□	■

The project's potential effects on cultural resources were evaluated in an environmental checklist prepared for the approved project, which is included as Appendix D of the EIR. A cultural resources study was prepared for the approved project, and is discussed in the environmental checklist.

Evaluation of Cultural Resources

Questions A, B, D: No New Impact

The environmental checklist prepared for the project concluded that, with mitigation, the approved project would result in less than significant impacts on significant historical resources, archaeological resources, or human remains. The database and records search conducted for the approved project identified no previously recorded prehistoric or historic-period resources in or adjacent to the project area, and no properties of Native American importance on or in the immediate vicinity of the project site. No resources were observed in the project area during a pedestrian field survey conducted for the approved project. Development of the approved project would involve ground disturbing activities that could potentially damage or destroy previously undiscovered cultural resources. Disturbance or destruction of previously unknown

cultural resources would be a potentially significant impact. The EIR includes Mitigation Measure CUL-1 to reduce the potential impacts to less than significant.

Like the project analyzed in the 2012 EIR, the proposed, modified project would involve constructing a residential development on a footprint similar to that analyzed in the EIR, and the potential for disturbance or destruction of previously unknown cultural resources would be a significant impact. The proposed modified project would be required to comply with Mitigation Measure CUL-1 from the 2012 EIR, and the potential impact would be reduced to less than significant. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on significant historical resources, archaeological resources, and human remains. No new impact would occur.

Question C: No New Impact

The environmental checklist prepared for the project concluded that, with mitigation, the approved project would result in less than significant impacts on paleontological resources or unique geologic features. The project site is located on the Riverbank Formation unit which is classified as "terrace deposit" and may contain substantial numbers or unique types of invertebrate, plant, or vertebrate fossils or other resources of paleontological value. Three vertebrate discoveries have been made near the project site, which increases the sensitivity of the area for paleontological resources. Development of the approved project would involve ground disturbing activities that could potentially damage or destroy paleontological resources. Disturbance or destruction of previously unknown paleontological resources would be a potentially significant impact. The EIR includes Mitigation Measure CUL-2 to reduce the potential impacts to less than significant.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on a footprint similar to that analyzed in the EIR, and the potential for disturbance or destruction of previously unknown paleontological resources would be a significant impact. The proposed modified project would be required to comply with Mitigation Measure CUL-2 from the 2012 EIR, and the potential impact would be reduced to less than significant. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on paleontological resources. No new impact would occur.

6.6 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	□	□	□	■
ii) Strong seismic ground shaking?	□	□	□	■
iii) Seismic-related ground failure, including liquefaction?	□	□	□	■
iv) Landslides?	□	□	□	■
b) Result in substantial soil erosion or the loss of topsoil?	□	□	□	■
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	□	□	□	■
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	□	□	□	■
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	□	□	□	■

The project's potential effects on geological resources were evaluated in an environmental checklist prepared for the approved project, which is included as Appendix D of the EIR.

Evaluation of Geology and Soils

Question A(i): No New Impact

The environmental checklist prepared for the project concluded that the project would have no impact related to an Alquist-Priolo Earthquake Fault Zone or other known fault. The project site is not located in an Alquist-Priolo Earthquake Fault Zone, and there are no known active faults in Placer County. These conditions would not have changed since the 2012 EIR was certified. As a result, the proposed modified project would not introduce any new impacts that were not previously disclosed. There would be no impacts from exposure of people or structures to ground rupture or seismic ground shaking, and no mitigation would be necessary. There would be no new impacts.

Question A(ii-iii), C, D: No New Impact

The environmental checklist prepared for the project concluded that, with mitigation, the project would have less than significant impacts related to seismic groundshaking or other seismic hazards. The project site is susceptible to seismic groundshaking due to earthquakes on faults associated with the Foothills/Bear Mountains System, Coast Range-Sierran block boundary, San Andreas, and others. The 2010 California Residential Building Code (California Code of Regulations [CCR], Title 24) includes minimum standards for building design with specific minimum seismic safety requirements. Exposure of the approved project to risks associated with seismic groundshaking or other seismic hazards is a potentially significant impact. The EIR includes Mitigation Measure GEO-01 to reduce the impacts to less than significant.

The project site's susceptibility to seismic groundshaking would not have changed since the EIR was certified. The proposed land uses and structures are similar to those envisioned under the approved project. Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on a footprint similar to that analyzed in the EIR, and exposure of the proposed modified project to risks associated with seismic groundshaking or other seismic hazards would be a significant impact. The proposed modified project would be required to comply with Mitigation Measure GEO-01 from the 2012 EIR, and the potential impact would be reduced to less than significant. Because conditions related to seismic groundshaking or other seismic hazards have not changed since the EIR was certified and the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not

previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts from exposure of people or structures to seismic groundshaking or seismic hazards. No new impact would occur.

Question A(iv): No New Impact

The environmental checklist prepared for the project concluded that the approved project would have no impact related to earthquake-induced landslides. The development portion of the project site is relatively flat with elevations ranging from approximately 150 to 175 feet above mean sea level. The topography of the site as evaluated in the environmental checklist and 2012 EIR has not changed, and the proposed modified project proposes to develop a residential development in a footprint similar to and smaller than that analyzed in the 2012 EIR. Based on the analysis contained in the environmental checklist, the proposed modified project would not result in exposure of people or structures to landslides, and the proposed modified project would not introduce any new impacts not previously disclosed. No new impact would occur.

Question B: No New Impact

The environmental checklist prepared for the approved project concluded that with mitigation, the approved project would have less than significant impacts related to substantial erosion or loss of topsoil. Grading and construction activities increase the potential for erosion to occur. Substantial erosion or loss of topsoil from erosion would be a potentially significant impact. The 2012 EIR includes Mitigation Measure GEO-2 to reduce the impacts to less than significant.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development in a footprint similar to that analyzed in the EIR, and the potential for erosion or loss of topsoil from ground-disturbing activities would be a significant impact. The proposed modified project would be required to comply with Mitigation Measure GEO-2 from the 2012 EIR, and the potential impact would be reduced to less than significant. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts related to erosion and loss of topsoil. No new impact would occur.

Question E: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would have no impact associated with soils incapable of supporting the use of septic

tanks or alternative wastewater disposal systems. The project would be served by an on-site sewer collection system that would discharge into existing and newly constructed off-site sewer lines that connect to the City's Wastewater Treatment Plan. No septic tanks or alternative wastewater disposal systems would be used as part of the approved project.

Like the project analyzed in the 2012 EIR, the proposed modified project would be served by an on-site sewer collection system connected to the City's Wastewater Treatment Plant. No septic tanks or alternative wastewater disposal systems would be used; therefore, there would be no impact associated with soils incapable of supporting septic tanks or alternative wastewater disposal systems. The proposed modified project would not introduce any new impacts that were not previously disclosed. There would be no new impacts.

6.7 GREENHOUSE GASES

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	□	□	□	■
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	□	□	□	■

Climate change and greenhouse gas (GHG) emissions are discussed in Chapter 4.7 of the 2012 EIR.

Evaluation of Greenhouse Gas Emissions

Questions A and B: No New Impact

The analysis contained in the 2012 EIR found that GHG emissions generated during construction and operation of the approved project would result in a significant impact, and the 2012 EIR contains Mitigation Measure 4.7-1 to reduce GHG emissions. As discussed in the 2012 EIR, because the reductions associated with Mitigation Measure 4.7-1 are not reliably quantifiable, the impact would be significant and unavoidable.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on the currently undeveloped project site and within a footprint similar to and smaller than that analyzed in the EIR. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, the potential impacts related to GHG emissions would be generally similar to those identified in the EIR. However, the proposed modified project proposes a slightly lower total number of residential units from that contemplated in the 2012 EIR (19 fewer units), and the project footprint (area of direct impact) would be approximately 0.4 acre smaller than the footprint analyzed in the 2012 EIR. As a result, construction and operation of the proposed modified project would result in slightly reduced GHG emissions than those produced by the approved project. At the time of the 2012 EIR, the PCAPCD used a Business as Usual threshold to determine emission impacts. The

District currently uses an emissions threshold of 1,100 MT of CO_2 equivalent to determine emission impacts. The following tables compare the proposed modified project's annual construction emissions (Table 6) and annual operational emissions (Table 7) to those projected for the approved project, and to the current PCAPCD threshold.

Table 6
ANNUAL CONSTRUCTION EMISSIONS

Construction Year	CO_2e (metric tons)
2017	547
2018	597
2019	560
2020	551
2021	77
Maximum Annual Construction Emissions	597
2012 EIR Reported Emissions (Table 4.7-3)	803
PCAPCD Threshold	1,100

Source: CalEEMod 2013.2.2 emissions modeling for the project conducted by HELIX 2016 (output data is provided in Appendix B).

Table 7
ANNUAL OPERATIONAL EMISSIONS

Source	CO_2e (metric tons per year)
Area	210
Energy	878
Mobile	2,727
Solid Waste	54
Water	50
Total Project Emissions	3,920
2012 EIR Reported Emissions (Table 4.7-4)	6,637
PCAPCD Threshold	1,100

Source: CalEEMod 2013.2.2 emissions modeling for the project conducted by HELIX 2016 (output data is provided in Appendix B).

Like the approved project, the proposed modified project would result in annual construction emissions well below the PCAPCD threshold level of significance. The annual operational emissions of the proposed modified project would be reduced from those generated by the approved project; however, the reduced emissions would not be below the PCAPCD's 1,100 MT

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CO_2e threshold level of significance. The proposed modified project would be required to comply with Mitigation Measure 4.7-1 to reduce GHG emissions. As with the project analyzed in the 2012 EIR, Mitigation Measure 4.7-1 may not reduce emissions to a level considered to be less than significant. As such, even with mitigation, the impact is considered significant and unavoidable. However, as discussed above, the proposed modified project's reduced emissions would not introduce any new impacts that were not previously disclosed.

6.8 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	■
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	■
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	■

Evaluation of Hazardous Materials

Questions A, B: No New Impact

The environmental checklist prepared for the approved project concluded that with mitigation, the approved project would result in less than significant impacts related to creating a significant hazard to the public from routine transport, disposal, or accidental release of hazardous materials. No existing hazardous materials have been identified on the project site. During construction, oil gasoline, diesel fuel, paints, solvents, and other hazardous materials would be used. If spilled, these substances could pose a risk to the environment and to human health. Both federal and state laws include provisions for the safe handling of hazardous substances. Following construction, no hazardous materials use or storage would be expected other than minor amounts of cleaning and landscaping chemicals. The 2012 EIR contains Mitigation Measure HAZ-1 to minimize the potential impacts of hazardous materials during construction of the project.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on a footprint similar to that analyzed in the EIR. Construction and operation of the proposed modified project would involve the use of hazardous materials similar to those analyzed in the environmental checklist for the approved project, and in similarly limited use. The project would be required to comply with Mitigation Measure HAZ-1. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, the proposed modified project would not result in any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts related to creating a significant hazard to the public from routine transport, disposal, or accidental release of hazardous materials. No new impact would occur.

Question C: No New Impact

The environmental checklist prepared for the approved project concluded that the proposed modified project would result in a less than significant impact related to hazardous emissions or handling hazardous materials within one-quarter mile of an existing or proposed school. The Carlin Coppin Elementary School is located in the northeastern portion of the project site. As previously described, the use of hazardous materials would be limited. The risks associated with hazardous materials exposure would be temporary, and the use of materials during construction would be limited. Following construction, no hazardous materials use or storage would be expected other than small amounts of cleaning and landscaping chemicals. Although the Carlin Coppin Elementary School is located within 0.25 mile of the proposed modified project, this limited use of hazardous materials would result in less than significant impacts, and implementation of Mitigation Measure HAZ-1 would further reduce the impact.

Impacts associated with hazardous material risks at the nearby school under the proposed modified project would be similar to the impacts identified in the 2012 EIR. The site conditions have not changed, and the proposed modified project is substantially similar to the project analyzed in the 2012 EIR. The proposed modified project would result in temporary risks associated with hazardous materials exposure during project construction, and following construction, the use and storage of hazardous materials would be limited to small amounts of cleaning and landscaping chemicals, and implementation of Mitigation Measure HAZ-1 would further reduce the impact. The proposed modified project would result in less than significant impacts, and would not result in any new impacts that were not previously disclosed. No new impact would occur.

Question D: No New Impact

The environmental checklist prepared for the approved project concluded that there would be no impact related to working on a hazardous materials site. The Phase I Environmental Site Assessment prepared for the approved project (City of Lincoln 2011) indicated that the project site is not included on the lists of hazardous materials sites reviewed in Government Code Section 65962.5, or on the databases reviewed.

The proposed modified project is located on the same site as the site analyzed for the approved project, therefore, it would result in no impacts to a hazardous materials site. There would be no new impacts that were not previously disclosed.

Questions E and F: No New Impact

The environmental checklist prepared for the approved project concluded that there would be no impact related to safety hazards associated with airports or private airstrips. The project site is not located in an Airport Land Use Plan area, and no public airports or private airfields are within two miles of the project site; therefore, the project would not result in a safety hazard for people residing or working in the project area.

The proposed modified project is located on the same site as the site analyzed for the approved project; therefore, the proposed modified project would also result in no impacts related to safety hazards for people residing or working in the project area. There would be no new impacts that were not previously disclosed.

Question G: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would not modify or interfere with any emergency evacuation routes. The approved

project would develop an area that is currently undeveloped, and would include the construction of roads through the project site which would give additional emergency vehicle access to the school. The environmental checklist concluded that the approved project would not have an adverse effect on emergency response plans or evacuation plans and there would be no impact.

Impacts associated with hazardous material risks at the nearby school under the proposed modified project would be similar to the impacts identified in the 2012 EIR. The site conditions have not changed in that the site is currently undeveloped, and the proposed modified project is substantially similar to the project analyzed in the 2012 EIR. As a result, the proposed modified project would not have an adverse effect on emergency response plans or evacuation plans, and there would be no impact. The proposed modified project would not result in any new impacts that were not previously disclosed.

Question H: No New Impact

The environmental checklist prepared for the approved project concluded that with mitigation, the approved project would result in less than significant impacts related to exposing people or structures to wildfire. Dry grasslands are susceptible to wildland fires that can move quickly in the presence of strong winds. While the approved project would reduce the amount of dry grassland on the project site by developing the site and introducing irrigated landscaping, the EIR incudes Mitigation Measure HAZ-2 to reduce risks associated with wildfire to less than significant.

The proposed modified project includes larger expanses of undeveloped areas than the approved project – the proposed modified project includes the relatively large block of open space with the adjacent water quality basin in the development area, both of which would be contiguous with the Meadowlands Preserve. When dry, those areas could be susceptible to wildfires on the project site. The proposed modified project would be required to implement Mitigation Measure HAZ-2 which would reduce the potential wildfire risks to less than significant. As a result, there would be no new impacts that were not previously disclosed.

6.9 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	■
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	■
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	■
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	■
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	■
f) Otherwise substantially degrade water quality?	☐	☐	☐	■
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	■

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

Hydrology and water quality are discussed in the environmental checklist prepared for the approved project, which is included as Appendix D of the 2012 EIR, and in Chapter 4.3 of the 2012 EIR. A hydrology report was prepared for the proposed modified project (AECOM 2016).

Evaluation of Hydrology and Water Quality

Questions A: No New Impact

The 2012 EIR prepared for the approved project concluded that construction of the approved project analyzed in the EIR would result in less than significant impacts associated with the degradation of surface or groundwater quality. Construction on the project site would be subject to National Pollutant Discharge Elimination System (NPDES) permit conditions, including implementation of best management practices which are intended to reduce potential impacts to water quality to the maximum extent practicable, and all water quality standards included in the City's Stormwater Management Manual. The project will also be subject to all current Phase II Small MS4 Permit requirements. Compliance with the BMPs and other regulations during construction would ensure that the project results in less than significant impacts associated with the degradation of surface or groundwater quality. The proposed modified project would also result in less than significant impacts associated with the degradation of surface or groundwater quality, and would also be subject to the NPDES BMPs, Small MS4 conditions, and water quality standards included in the City's Stormwater Management Manual. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. No new impact would occur.

Question B: No New Impact

As described in the environmental checklist prepared for the approved project, recharge areas for the aquifer system underlying the City of Lincoln include Coon Creek, Doty Ravine, Markham

Ravine, Auburn Ravine, Ingram Slough, and Orchard Creek stream channels. Markham Ravine through the project site would be avoided, and would be maintained as open space. The analysis concluded that implementation of the approved project would not significantly alter groundwater recharge in relation to the entire Sacramento Valley Groundwater Basin.

The project site is within the service area of the Placer County Water Agency which is supplied by surface water. The City also owns and operates groundwater wells to provide emergency backup, help meet peak demands, and to supplement the PCWA surface water supply. The availability of groundwater ensures that the City has sufficient supply if the demands exceed the amount of water contracted through PCWA or the Nevada Irrigation District.

The proposed modified project would construct a residential development within a development area similar to that analyzed in the 2012 EIR. While the previously identified Markham Ravine Preserve (now Meadowlands Preserve) would be reduced slightly under the proposed modified project, the majority of Markham Ravine, including areas containing perennial surface water, would be maintained as open space. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. The proposed modified project would result in less than significant impacts to groundwater supplies and groundwater recharge.

Questions C and F: No New Impact

The 2012 EIR prepared for the approved project concluded that with mitigation, development of the approved project would result in less than significant impacts related to sediment and construction-related pollutants entering local drainages, and an increase in the types and amounts of pollutants in storm water runoff that could be discharged to local drainages. Development on the project site would increase impervious surfaces, and change the existing undeveloped land uses to urban in which various pollutants associated with urban uses could occur on the project site during project construction and operation. There is the potential for stormwater runoff from the site to become polluted and enter local drainages, such as Markham Ravine, due to the increase in impervious surfaces. Further, construction activities would result in ground disturbance which could result in the discharge of sediments to local drainages from stormwater runoff. The EIR includes Mitigation Measures 4.3-5 and 4.3-6 to reduce potential impacts to Markham Ravine and other local waterways to less than significant. The approved project also included a stormwater quality basin within the proposed water quality basin to reduce the potential for pollutants from the developed portion of the project site to enter waterways.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on a footprint similar to that analyzed in the EIR. The

proposed modified project also includes the construction of a water quality basin which has been relocated to improve the effectiveness of the basin in collecting stormwater runoff from the developed portion of the site. The proposed modified project would result in potentially significant impacts similar to those identified for the approved project, and would also be required to comply with Mitigation Measures 4.3-5 and 4.3-6 to reduce those impacts to less than significant. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts related to sediment and construction-related pollutants entering local drainages, and an increase in the types and amounts of pollutants in storm water runoff that could be discharged to local drainages. No new impacts would occur.

Questions D and E: No New Impact

The 2012 EIR prepared for the approved project concluded that development of approved project analyzed in the EIR would result in less than significant impacts related to an increase in stormwater peak flow rates that would exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The analysis contained in the 2012 EIR pointed out that development of the project site would increase impervious areas, which could increase the rate of surface runoff entering Markham Ravine. Development and grading would alter the existing runoff patterns and conveyance subsequently reducing absorption rates in some areas, and would alter the site's existing drainage pattern and percolation rates. The project was designed consistent with PCFCWCD standards to ensure that post-development flows would not exacerbate downstream flows and the drainage facilities were sufficient to accommodate flows from the project site. As a result, the approved project resulted in less than significant impacts.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development in an area similar to that analyzed in the 2012 EIR; however, the project footprint of the proposed modified project (area of direct impact) would be approximately 3 acres smaller than the footprint of the approved project. The proposed modified project is also required to design its drainage facilities consistent with PCFCWCD standards to ensure that post-development flows would not exacerbate downstream flows and that the proposed drainage facilities can accommodate flows from the project site. The water quality pond that would be constructed under the proposed modified project would be constructed to release runoff from the project site slowly enough to allow fine sediments to settle and for wetland vegetation to uptake dissolved nutrients in the runoff. The hydrology report prepared for the proposed modified project concluded that while the introduction of impervious surfaces on the project site would result in an increase of flows within the project site, with the proposed

drainage design, the project would not increase peak flows to Markham Ravine (AECOM 2016). Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, and the project footprint would be smaller than the footprint of the approved project, the proposed modified project would not introduce any new impacts that were not previously disclosed. The proposed modified project would result in less than significant impacts related to an increase in stormwater peak flow rates that would exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. No new impacts would occur.

Questions G and H: No New Impact

As described in the 2012 EIR, the majority of the Markham Ravine 100-year floodplain on the project site is proposed for open space. The approved project would place several homes within the 100-year floodplain as mapped by FEMA, and as a result, there would be the potential for impacts to the floodplain and structures from the result of flooding. The EIR contains Mitigation Measure 4.3-4 to reduce the potential impacts to less than significant. The proposed modified project would avoid the majority of the 100-year floodplain. The portion of the development area of the project site in which the 100-year floodplain occurs is proposed as open space, with a water quality basin. As a result, a small portion of the floodplain may be slightly altered from construction of the water quality basin. The proposed modified project would result in potentially significant impacts similar to those identified for the approved project, and would also be required to comply with Mitigation Measure 4.3-4 to reduce those impacts to less than significant. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts related to placing housing within a 100-year flood hazard area, or placing structures that would impede or redirect flows. No new impacts would occur.

Question I: No New Impact

As described in the environmental checklist prepared for the approved project, there are no dams or levees within close proximity to the project site, and the project site is not within an area of dam failure inundation. There would be no impact related to significant risk of loss, injury, or death involving flooding as a result of dam failure inundation or levee failure for the proposed modified project which would be constructed on the same project site analyzed in the 2012 EIR. There would be no new impact.

Question J: No New Impact

As described in the environmental checklist prepared for the approved project, the project site is not located near a lake or other surface water body or an area in which a seiche, tsunami, or mudflow could directly or indirectly affect the site. As a result, there would be no impact for the proposed modified project which would be constructed on the same project site analyzed in the 2012 EIR. There would be no new impact.

6.10 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	■
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

Land use and planning are discussed in the environmental checklist prepared for the approved project, which is included as Appendix D of the 2012 EIR.

Evaluation of Land Use and Planning

Question A: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would not physically divide an established community. The project site is undeveloped and is bordered by Gladding Parkway and Gladding McBean Clay Plant on the west, Ninth Street and residential developments on the south, and East Avenue and the Grove Subdivision on the east. The City of Lincoln's current northern boundary abuts the project sites northern boundary. The project site encircles the Carlin C. Coppin Elementary School to the north, west, and south. Because the project site is undeveloped, development on the site would not divide an established community. Rather, the environmental checklist notes that the proposed street system would improve connectivity to the downtown and the school, and would improve circulation and access to the existing residential subdivision northeast of the school. The proposed, modified project would involve constructing a residential development on the same project site analyzed in the 2012 EIR. As a result, the proposed modified project also would not physically divide an established community. The proposed modified project's internal roadway network is similar to the approved project, and would still improve connectivity to the downtown and the school. Construction of the proposed modified project would not result in changes that

would require major revisions to the EIR, or new or more significant effects than those previously identified in the EIR.

Question B: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would not conflict with the General Plan or Redevelopment Agency requirements. The General Plan and Zoning Maps were modified as part of the approved project to reflect the appropriate land uses and zonings based on the approved project design. This included recreational land uses at the pocket parks, high-density residential adjacent to both sides of Gladding Parkway, light industrial at the location of the parking lot, public facilities at the water quality basin, and low density residential throughout the remainder of the development portion of the project site. The approved project was found to be consistent with General Plan Land Use Element Policies for new residential development (Policies LU-2.6 through 2.10). Approximately 133 single family and 104 multi-family units would be located in the Redevelopment Project Area, which requires the project provide 15 percent affordable units associated with new development in the Redevelopment Project Area. The approved project included 36 affordable units; 60 percent (21 units) of which would be affordable to moderate income households (120 percent or less of median income adjusted for household size), and 40 percent (14 units) of which would be affordable to low and very low income households (80 percent or less of median income adjusted for household size), in compliance with the Redevelopment Agency requirements. Redevelopment Agencies were ended in 2012; which eliminated Redevelopment Project Areas and the mandatory 15 percent affordable units. Thus, the Redevelopment Project Area and associated affordable housing requirements as described in the 2012 EIR no longer apply to the current project. Rather, consistent with the current General Plan Housing Element, there are no affordable housing requirements for the proposed modified project.

The proposed modified project would require revisions to the General Plan and Zoning Maps to reflect the current project design. The current zoning designations on the project site are: Open Space Conservation (OS-C), Planned Development Low Density Residential (PD-LDR-5), Planned Development High Density Residential (PD-HDR-20), Parks and Recreation Public Facilities (PUB), Park (P), and Light Industrial (LI). Under the proposed modified project, the zoning designations would be: OS-C, PD-LDR-5, Planned Development Medium Density Residential (PD-MDR), PD-HDR-20, Open Space Recreation (OS-R), Open Space –Storm Detention (OS-PSD), and Linear Park (LP) (refer to Table 2 in Section 3.3.1). The project site would be rezoned to reflect the current site plan and the General Plan would be amended to reflect the revised land uses.

Under the proposed modified project, the development area would be expanded by approximately 2.5 acres, and would partially encroach into the Meadowlands Preserve parcel, currently zoned OS-C (refer to Section 2 for a description of the modifications to the project). These areas are proposed to be developed with multi-family residential and the water quality basin land uses, and would be rezoned as PD-HDR-20 and OS-PSD. While approximately 1.6 acres of the Meadowlands Preserve parcel would be revised to different land uses, the proposed modified project would dedicate an approximately 4.8-acre area between the Meadowlands Preserve and the school as OS-R, resulting in a net gain of approximately 2.6 acres of open space when compared with the approved project. Public land uses (the water quality basin) previously zoned as PUB would be zoned as OS-SD.

The general land uses and zoning designations under the proposed modified project would be similar to or the same as those analyzed for the approved project, although the proposed modified project would not include LI because the current project design does not include the Gladding McBean Clay Plant parking lot. The proposed modified project would also involve the addition of a substantial portion of open space on the development portion of the project site, which was not previously included.

The proposed, modified project is substantially similar to the approved project analyzed in the 2012 EIR. As such, the proposed modified project would be consistent with the General Plan Land Use Element Policies. The proposed modified project includes a variety of housing choices, including low and high density units, which would provide a variety of residential land uses to meet the future needs of the City (Policy LU 2.8). The project site is situated adjacent to existing residential development, which would encourage contiguous development and compatible land uses (Policy LU 2.7). The City and applicant would promote flexibility and innovation in residential land use through the use of a Specific Development Plan (Policy LU 2.8). The project site is located approximately 2.8 miles from the Lincoln Regional Airport, outside of Placer County Airport Land Use Compatibility Plan (ALUCP) boundaries. As a result, the project site is not subject to ALUCP oversight or its density and/or use restrictions (Policy LU 2.10).

Although the proposed modified project would require an amendment to the City of Lincoln's General Plan, and adopted zoning ordinances, and would require approval of a General Development Plan, the project does not conflict with any land use plan, policy or regulation that was adopted to avoid or mitigate environmental effects. Conformity with the City of Lincoln's land use policies and guidelines ensures that the proposed modified project represents a logical pattern of growth with regards to the existing surrounding land uses and the availability of public services and utilities. The project is consistent with the City's Housing Element. The proposed

modified project would result in no impacts, and would not result in any new impacts that were not previously disclosed.

Question C: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would have no impact on the provision of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state habitat conservation plans. At the time of preparation of the 2012 EIR, no plans covering the project site had been approved. Placer County is currently working on a Habitat Conservation Plan and the proposed modified project is consistent with the preliminary drafts, maps, and other documents released for public review. The City of Lincoln is a participant of the HCP process.

No Habitat Conservation Plan or Natural Community Conservation Plan has been approved for the project area since certification of the 2012 EIR; therefore, implementation of the proposed modified project would not conflict with any conservation plans. No impact would result, and no mitigation would be required.

6.11 MINERAL RESOURCES

X. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

The project's potential effects on mineral resources were evaluated in an environmental checklist prepared for the approved project, which is included as Appendix D of the EIR. Based on the findings in the environmental checklist, the project would result in no impact to mineral resources.

Evaluation of Mineral Resources

Questions A, B: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would have no impact on mineral resources. The project site is not located within a Mineral Resource Zone, and the only mineral resource sites in the vicinity of the project site are the Gladding McBean Clay Plant west of the project site, and a sand and gravel operation southeast of the City. The approved project was determined to not affect operation of these facilities.

The mineral operations in the vicinity of the project site are still under operation, and the proposed, modified project would not affect operation of these facilities. As a result, the proposed modified project would have no impact on mineral resources, and would not result in any impacts not previously disclosed in the 2012 EIR.

6.12 NOISE

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	■
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	■
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	■
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (including construction)?	☐	☐	☐	■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Noise was evaluated in support of the approved project, and was discussed in Chapter 4.4 of the 2012 EIR. The project site is located approximately three miles from the Lincoln Regional Airport; however, the site is not located within an airport land use plan or within two miles of an airport or private airstrip. Because the proposed modified project would result in slightly reduced traffic levels from the approved project, and the projects are substantially similar, the below evaluation of noise for the proposed modified project is qualitative, and is based on the analysis contained in the 2012 EIR.

Evaluation of Noise

Questions A – D: No New Impact

Construction Noise

The 2012 EIR concluded that construction of the project result in a potentially significant increase in noise levels in excess of established noise standards and would expose people to excessive groundborne vibration or groundborne noise levels. With mitigation, these impacts would be reduced to less than significant. Construction activities would result in intermittent noise impacts throughout the construction period of the project, and would vary in their effects on sensitive receptors, depending on the distance to the noise source and the equipment being used. Carlin C. Coppin Elementary School is bordered by the project site on three sides, and is a sensitive receptor. Additional sensitive receptors include the residential properties east and south of the project site. Equipment would need to operate in close proximity to the school and other receptors, resulting in noise levels potentially exceeding 80 dBA. Noise would be especially disturbing when it occurs during periods when students are trying to concentrate. Equipment would need to operate within 50 feet of sensitive receptors, which would result in exceedances of the 80 VdB threshold for groundborne vibration. The 2012 EIR contains Mitigation Measure 4.4-1 to minimize the potential impacts associated with construction noise and vibration during construction of the project. The 2012 EIR concluded that with mitigation, impacts would be significant and unavoidable in many construction-related scenarios.

The proposed, modified project is substantially similar to the project analyzed in the 2012 EIR. Construction of the proposed modified project would result in potentially significant impacts related to construction-related noise and excessive groundborne vibration, similar to those identified for the approved project. The proposed modified project would be required to implement Mitigation Measure 4.4-1 which would reduce impacts associated with excessive construction-related noise and excessive groundborne vibrations. While the impacts due to construction-related noise would not be reduced to less than significant, this mitigation measure is still the most feasible measure to lessen the impact. Construction of the proposed modified project would not result in changes that would require major revisions to the EIR, or new or more significant effects than those previously identified in the EIR.

Operational Noise

The 2012 EIR concluded that operation of the approved project would result in a less than significant increase in noise levels at sensitive receptors. While impacts of the environment on the project are not normally cognizable under CEQA, the 2012 EIR analyzed the noise-related

effects of the adjacent land uses on the residential development. Development on the project site would place residential land uses adjacent to industrial land uses at the Gladding McBean Clay Plant, which could expose residents to potentially unacceptable noise levels from the nearby operations. The nearby school is a noise source with noise levels potentially exceeding acceptable levels, especially during recess or school events, or when the school bell rings. Additionally, the development of a currently undeveloped area would introduce a new noise source in the area, primarily associated with an increase in traffic volumes.

Noise monitoring was conducted for the approved project analyzed in the 2012 EIR. The results of the noise monitoring indicated that the average noise level was 48.4 dBA, with a maximum noise level associated with the industrial land uses was 67.5 dBA which was associated with a horn. The horn noise was temporary and would occur throughout the week during business hours, and is within the City's conditional noise standard. Noise impacts from the adjacent industrial operations to residential land uses on the project site would be less than significant.

Schools and residential neighborhoods are considered compatible land uses, and are typically located near each other. While the elementary school would produce noise intermittently throughout the day, the analysis in the 2012 EIR indicated the noises produced by the school would do little to influence 24-hour noise levels and would not exceed noise standards for residential land uses. Noise monitoring was conducted for the approved project analyzed in the 2012 EIR. The maximum level monitored was 64.5 dBA, is within an acceptable range. Noise generated by the school would result in less than significant impacts to residential land uses on the project site.

Development of a residential neighborhood on the project site would result in an increase in traffic on the roadways in the vicinity. Existing traffic noise levels with and without the approved project were analyzed in the 2012 EIR. It was found that traffic noise levels without the project were "normally" and "conditionally" acceptable as defined in the General Plan. The addition of traffic from the approved project would not result in traffic noise increases that would change noise levels from "normally" acceptable to "conditionally" acceptable or from "conditionally acceptable" to exceed the threshold included in the General Plan. As "conditionally acceptable" traffic noise levels would occur both without and with the project, the 2012 EIR noted that the approved project would result in less than significant impacts to traffic noise levels.

The proposed, modified project is substantially similar to the project analyzed in the 2012 EIR. Like the approved project, noise impacts associated with the adjacent industrial land use and school would be less than significant. A berm and block wall have been constructed between the

adjacent industrial land uses and the project site, which would be expected to further reduce the noise level associated with the industrial land uses. Because the proposed modified project would have a reduced number of residents, the traffic levels would be slightly lower than those analyzed in the 2012 EIR. As a result, the proposed modified project would have slightly reduced noise levels from those determined for the proposed modified project. Like the approved project, the proposed modified project would result in less than significant impacts to traffic noise levels. Construction of the proposed modified project would not result in changes that would require major revisions to the EIR, or new or more significant effects than those previously identified in the EIR.

Questions E and F: No New Impact

The environmental checklist prepared for the project concluded that the approved project would result in no impacts related to excessive noise levels associated with an airport or airstrip. The project site is not located within an airport land use plan or within two miles of an airport or private airstrip. The nearest airport is the Lincoln Regional Airport located three miles from the project site. Development on the project site would not expose people within the project area to excessive noise levels; therefore, the proposed, modified project would also have no impacts related to excessive noise levels associated with an airport or airstrip.

6.13 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	■
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

The project's potential effects on population and housing were evaluated in an environmental checklist prepared for the approved project, which is included as Appendix D of the EIR. Based on the findings in the environmental checklist, the project would result in less than significant impacts on population growth, and no impacts related to displacement requiring that replacement housing be constructed.

Evaluation of Population and Housing

Question A: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would result in less than significant impacts on population growth in the area. Based on a worst case population scenario of 2.63 persons per household, the approved project would result in approximately 823 residents inhabiting the 313 dwelling units (population projections were based on U.S. Census Bureau 2000 demographic data). The increase in population would represent approximately 0.6 percent of the City's projected 2050 population of 132,000 from the General Plan. The findings contained in the environmental checklist indicated that while the approved project would introduce new homes and residents to a currently undeveloped area, the project would contribute to a relatively small amount of the projected population for the City and would address the City's current need for additional housing.

Using the same population scenario of 2.63 persons per household, the proposed modified project would result in approximately 773 residents inhabiting the 294 dwelling units (a reduction of 50 residents when compared with the approved project). The proposed modified project would result in a population of approximately 691 residents (a reduction of 132 residents when compared with the population projections for the approved project). The projected reduced number of residents is in line with the City's projections for population growth, as identified in the General Plan.

Like the approved project, the proposed modified project would introduce new homes and residents to a currently undeveloped area; however, because the project would contribute a relatively small amount of growth to the City, has already been accounted for in the City's population projections, and would address the City's housing needs, impacts would be less than significant. Construction of the proposed modified project would not result in changes that would require major revisions to the EIR, or new or more significant effects than those previously identified in the EIR.

Questions B and C: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would not necessitate the construction of replacement housing elsewhere through displacement of people or housing. The project site is undeveloped, so the approved project would not result in displacement of people or houses.

The project site is still undeveloped, and the proposed modified project also would not result in the construction of replacement housing. The proposed modified project would result in no impacts, and would not result in any new impacts that were not previously disclosed.

6.14 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☐	■
b) Police protection?	☐	☐	☐	■
c) Schools?	☐	☐	☐	■
d) Parks?	☐	☐	☐	■
e) Other public facilities?	☐	☐	☐	■

The project site is served by the City's fire, police, and other public facilities. The project site is served by the City of Lincoln Fire Department and the City of Lincoln Police Department. The project site is located within the Western Placer Unified School District, and future residents of the project site would have access to the City's parks and Community Center, and the City of Lincoln Public Library.

The project's potential effects on public services were evaluated in an environmental checklist prepared for the approved project, which is included as Appendix D of the EIR. Based on the findings in the environmental checklist, the approved project had the potential to result in potentially significant impacts on public services. The EIR contains mitigation to reduce these impacts to less than significant.

Evaluation of Public Services

Question A: No New Impact

The environmental checklist prepared for the project concluded that the approved project would result in a population increase exceeding the City's standard for fire protection. The City's 2006

Public Facility Element Master Improvement List requires 1.26 firefighters per 1,000 residents and 1,042 square feet of fire station facilities per firefighter. The 2012 EIR projected a population of approximately 823 residents for the approved project. The approved project would result in the need for approximately one firefighter and 1,042 square feet of fire station facilities. The 2012 EIR includes Mitigation Measure PS-1 requiring the project applicant to pay capital facility fees to meet the appropriate fire station facilities.

The proposed modified project would also result in potentially significant impacts to fire protection and would be required to implement Mitigation Measure PS-1 to reduce the potential impacts to less than significant. The proposed modified project would result in the need for 0.87 firefighter and 907 square feet of fire station facilities. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on fire protection in the City. No new impact would occur.

Question B: No New Impact

The environmental checklist prepared for the project concluded that the approved project would result in a population increase exceeding the City's standard for police protection. The City's 2006 Public Facility Element Master Improvement List requires 1.87 officers and 0.4 non-sworn staff per 1,000 residents, and 475 square feet per police department staff. The approved project would result in the need for 1.54 officers, 0.33 non-sworn staff, and approximately 888 square feet of police facilities.

The proposed modified project would also result in potentially significant impacts to police protection and would be required to implement Mitigation Measure PS-2 to reduce the potential impacts to less than significant. The proposed modified project would result in the need for 1.29 officers, 0.28 non-sworn staff, and approximately 746 square feet of police facilities. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on the existing visual character or quality of the site and its surroundings. No new impact would occur.

Question C: No New Impact

The environmental checklist prepared for the project concluded that the approved project would result in a substantial increase in students attending schools in the Western Placer Unified School

District. Based on the analysis contained in the environmental checklist for the approved project, the approved project would result in 158 students. The projections were based on student generation rates obtained from the Placer County Office of Education and personal communication with Jay Stewart, Assistant Superintendent of Business and Support Services, WPUSD. The increase in students was determined to be a potentially significant impact, and the EIR includes Mitigation Measure PS-3 requiring the project applicant pay school fees to the District. Because the proposed modified project would construct 19 less single-family dwelling units than the approved project, based on the student generation rates used in the 2012 EIR, the proposed modified project would produce less students than those contemplated in the 2012 EIR; however, the proposed modified project would still be required to comply with Mitigation Measure PS-3 of the 2012 EIR.

To determine the number of students that would be produced by the proposed modified project based on current generation rates, the 2014 School Facilities Master Plan was reviewed. Table 8 presents the student projection rate by grade, and the projected number of students the project would generate that would attend local schools operated by the District based on the 2014 School Facilities Master Plan.

Table 8
PROJECTED NUMBER OF STUDENTS GENERATED BY THE MEADOWLANDS SUBDIVISION PROJECT

Land Use	Number of dwelling units	Generation rate by grade	Number of students
Single family residential	190	K – 5: 0.328	62.32
		6 – 8: 0.134	25.46
		9 – 12: 0.118	22.42
Multi-family residential	104	K – 5: 0.328	34.11
		6 – 8: 0.134	13.94
		9 – 12: 0.118	12.27
		Total	**170.52**

Source: Western Placer Unified School District School Facilities Master Plan, June 2014
Note: The School Facilities Master Plan does not contain a generation rate for multi-family residential. The student population projections contained in the Plan used the single family residential generation rate for both land uses, as presented here.

Using current generation rates, the proposed modified project would generate 13 more students than those projected in the 2012 EIR for the approved project (which used the generation rates acceptable at the time). This is due to the higher generation rate used for multi-family residential

based on the 2014 School Facilities Master Plan. The additional number of students is not substantially greater than those envisioned in the 2012 EIR (171 students of the proposed modified project based on 2014 generation rates – 158 students of the approved project based on 2012 generation rates = 13 students).

Further, the Meadowlands project is included in the 2014 School Facilities Master Plan, which projects that 181 students would be generated by the project (this number is calculated from the number of residences included in the approved project and the current student generation rates). Therefore, while the proposed modified project (based on current generation rates) would result in a greater number of students than those envisioned in the 2012 EIR, it would generate 10 less students than those anticipated for the approved project envisioned in the 2014 School Facilities Master Plan and the proposed project would not result in the need for the construction of new facilities. As a result, while the proposed modified project would result in an increase in students attending schools in the Western Placer Unified School District, the proposed modified project would not introduce any new impacts that were not previously disclosed. The proposed modified project would be required to implement Mitigation Measure PS-3 to reduce impacts to less than significant. No new impacts would occur.

Question D: No New Impact

The environmental checklist prepared for the approved project concluded that with mitigation the approved project would result in less than significant impacts to public parks. The City of Lincoln 2006 PFE Master Improvement List uses a standard of five acres of active parkland per 1,000 population, and 1.5 miles of trail per 2,500 population. With its estimated population of 823, the approved project would require approximately 4.1 acres of active parkland and 0.5 mile of trail. The pocket parks proposed under the approved project do not count toward meeting on-site park requirements; therefore, Mitigation Measure PS-4 was included to reduce potentially significant impacts to parks to less than significant.

The proposed modified project has an estimated population of 691 residents, and would require approximately 3.5 acres of active parkland and 0.4 mile of trail. The proposed modified project includes an approximately 1.4-acre linear park that would be located along the western boundary of the development area from the southern project boundary to Gladding Parkway, and a 2.2-acre neighborhood park abutting the northern group of proposed single family residential units. The linear park would provide approximately 0.2 mile of trail, and the trail along Ashwood Way through the neighborhood park and recreational open space would provide an additional 0.2 mile of trail (likening to the amount required for the project). While the proposed modified project would provide approximately 3.4 acres of park, an additional 4.8 acres of recreational open space

would be provided, which the City considers to be a non-traditional park The project would be required to comply with Mitigation Measure PS-4 from the 2012 EIR Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, and would be required to comply with the City's PFE schedule, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on public parks. No new impact would occur.

Question E: No New Impact

The environmental checklist prepared for the approved project concluded that with mitigation the approved project would result in less than significant impacts to the City of Lincoln Public Library. The Lincoln 2006 PFE Master Improvement List uses a standard of 0.7 square feet of library space per capita, 0.44 librarians per 1,000 residents, and 1.26 books per capita. Mitigation measure PS-5 was included to provide the required library resources, and reduce potentially significant impacts to the libraries to less than significant.

The proposed modified project has an estimated population of 691 residents, and would require approximately 484 square feet of library space, 0.30 librarians, and 871 books. The project would be required to comply with Mitigation Measure PS-5. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, and would be required to comply with the City's PFE schedule, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on the City's library system. No new impact would occur.

6.15 RECREATION

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	■

Recreation is discussed in the environmental checklist prepared for the approved project, which is included as Appendix D of the 2012 EIR.

Evaluation of Recreation

Questions A and B: No New Impact

The environmental checklist prepared for the approved project concluded that, with mitigation, the approved project would result in less than significant impacts on recreational resources. The approved project involves constructing new residences which would increase the population within the City and increase demand on recreational facilities which could result in a significant impact on recreational resources in the City (refer to the discussion of parks in Section 9.13, Public Services). Mitigation measure PS-4 would reduce the impact to less than significant.

The proposed modified project also involves the construction of a residential development of approximately 691 residents which would also increase the population within the City and increase demand on recreational facilities. The proposed modified project includes an approximately 1.4-acre park along the western boundary of the development area, south of Gladding Parkway, an approximately 4.1-acre open space area associated with the water quality basin north of the multi-family development, a 2-acre neighborhood park, approximately 4.1 acres of recreational open space between the Meadowlands Preserve and the school, north of Gladding Parkway, and 0.7 acre of recreational open space between Meadowlands Preserve and the proposed single family residential units north of the school (totaling 12.5 acres of park and recreational open space). Further, the proposed modified project would be required to comply

with Mitigation Measure PS-4. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, and would be required to comply with the City's PFE schedule, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts on public parks, and the proposed parks and open space would further reduce the impact. No new impact would occur.

6.16 TRANSPORTATION AND TRAFFIC

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	■
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	■
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	■
e) Result in inadequate emergency access?	☐	☐	☐	■
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	■

Transportation and traffic were evaluated in the environmental checklist prepared for the approved project, which is included as Appendix D of the 2012 EIR, and in Chapter 4.5 of the 2012 EIR. A project specific traffic study was prepared for the proposed modified project, which is contained in Appendix D of this Initial Study.

Evaluation of Transportation and Traffic

Questions A and B: No New Impact

The analysis contained in the 2012 EIR found that the approved project would result in potentially significant impacts related to level of service in the City of Lincoln. This impact would be reduced to below a level of significance with implementation of Mitigation Measure 4.5-1 contained in the 2012 EIR. Specifically, the analysis found that the intersection of East Avenue and 7th Street was operating at an unacceptable level of service, and implementation of the approved project would exacerbate its level of service.

Due to the reduced number of residences that would be included under the proposed modified project, the proposed modified project would result in an overall reduced average daily traffic when compared with the approved project – the approved project was estimated to generate approximately 2,692 daily vehicle trips whereas the proposed modified project is estimated to generate approximately 2,434 daily vehicle trips (258 trips less than the previously approved project)[1]. Based on the results of the traffic study conducted for the proposed modified project, the proposed modified project would also exacerbate the level of service at East Avenue and 7th Street. This would be a significant impact, and the 2012 EIR contains Mitigation Measure 4.5-1 to reduce the impact to less than significant.

Like the project analyzed in the 2012 EIR, the proposed modified project would involve constructing a residential development on the currently undeveloped project site and within a development area similar to that analyzed in the EIR. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, the potential impacts related to level of service at potentially affected roadways and intersections would be generally similar to those identified in the EIR. However, the proposed modified project proposes a slightly lower total number of residential units from that contemplated in the 2012 EIR (19 fewer units), thereby resulting in a slightly reduced traffic impact from the associated reduction in daily vehicle trips under the proposed modified project. Construction of the proposed modified project would not result in changes that would require major revisions to the EIR, or new or more significant effects than those previously identified in the EIR.

[1] Trip generation for the proposed modified project is based on a traffic analysis that assumed a total of 295 residential units – 187 single family residential units (3 less than the proposed modified project), and 108 multi-family residential units (4 more than the proposed modified project). While unit counts used in the analysis differs slightly from the currently proposed mix of residences, there are not expected to be any notable changes to the project's trip generation.

Question C: No New Impact

As identified in the environmental checklist for the approved project, the project site is located approximately three miles from the Lincoln Municipal Airport. The project site is not located within an airport land use land area or within two miles of an airport or private strip. Development of the project site would not interfere with or change air traffic patterns. The proposed modified project is located on the project site analyzed in the 2012 EIR, and as a result, there would be no new impact.

Questions D and E: No New Impact

As identified in the environmental checklist for the approved project, roadways for the project would be required to comply with City standards for roadway design including roadway geometry and intersection design, and would be subject to review by the Community Development Department, Public Services Department, City Engineering Department, and Fire Department. Like the approved project analyzed in the 2012 EIR, the proposed modified project would not result in an increase in hazards due to design features or inadequate emergency access. Impacts would be less than significant, and there would be no new impact.

Question F: No New Impact

The environmental checklist prepared for the project concluded that the approved project would be required to comply with City transportation policies related to alternative transportation. The 2012 EIR includes Mitigation Measure TRA-1 to reduce the potential conflicts with transportation policies to less than significant. The proposed modified project would result in similar potential impacts to compliance with the City's transportation policies, and would also be required to comply with TRA-1. Like the approved project analyzed in the 2012 EIR, the proposed modified project would be designed to accommodate NEV (battery powered, street-legal vehicle) use, bike lanes, trail access and alternative transportation routes to school. The project would be served by the City's bus system. With implementation of TRA-1, the project would be in compliance with City transportation policies related to alternative transportation, and impacts would be reduced to less than significant. There would be no new impact.

6.17 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	■
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	■
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	■

Evaluation of Utilities and Service Systems

The City provides water and wastewater services to development in the city and would provide these services to the proposed modified project. Wastewater would be treated at the City's wastewater treatment facility and would be conveyed through an existing 18-inch trunk line along the south and east boundary of the project site. Pacific Gas and Electric (PG&E) would

serve the site with gas and electricity service and AT&T would provide telephone service. The City's Public Services Department would provide solid waste collection services, and solid waste would be delivered to the Western Sanitary Landfill.

Questions A, B, E (Wastewater): No New Impact

The 2012 EIR concluded that construction of the approved project would result in a less than significant impact associated with wastewater treatment facility capacity, expansion, and wastewater treatment requirements.

Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, impacts associated with water and wastewater treatment facility capacity, expansion, and wastewater treatment requirements would be similar. Further, because the proposed modified project has a reduced number of residential units from the approved project, potential impacts associated with facility capacity would be slightly reduced from potential impacts under the approved project. The proposed modified project would have no impact greater than those previously identified in the EIR, and construction of the proposed modified project would not result in changes that would require major revisions to the EIR.

Question C: No New Impact

The 2012 EIR concluded that the approved project would result in a less than significant impact associated with storm water drainage facilities. Storm water drainage facilities would need to be constructed on site to accommodate development of the project site and to connect to existing storm water drainage facilities. The storm water drainage design of the proposed modified project is similar to the storm water drainage design evaluated in the approved project – although the water quality basin associated with the proposed modified project has been relocated under the proposed modified project from near the southwest corner of the project site to an area in the northern portion of the development area of the project site. Because the proposed modified project is substantially similar to the project analyzed in the 2012 EIR, impacts associated with construction of the storm water drainage facilities would be similar. The proposed modified project would have no impact greater than those previously identified in the EIR, and construction of the proposed modified project would not result in changes that would require major revisions to the EIR.

Questions B and D (Water): No New Impact

The 2012 EIR concluded that the approved project would have less than significant impacts associated with sufficient water supplies and expansion of existing facilities. As described in the

2012 EIR, the project site is planned for development as reflected in the current zoning for the site. This has been adopted into the General Plan, and was accounted for in the City's current Urban Water Management Plan (City of Lincoln 2011). According to the Urban Water Management Plan, the City has adequate water supply to meet the projected water demands of the City in 2035, including the proposed modified project (City of Lincoln 2011).

Water conveyance infrastructure would need to be constructed to convey water to the project site. The proposed water conveyance infrastructure would be similar to the infrastructure analyzed in the 2012 EIR, with less than significant impacts on the environment. The proposed modified project would have no impact greater than those previously identified in the EIR, and construction of the proposed modified project would not result in changes that would require major revisions to the EIR.

Questions F and G: No New Impact

The environmental checklist prepared for the approved project concluded that the approved project would have a less than significant impact on the Western Regional Sanitary Landfill located west of the project site with mitigation incorporated. Based on the analysis contained in the environmental checklist, the approved project's contribution of solid waste was considered to be within the capacity of the landfill, and the project would not substantially shorten the life of the landfill. The EIR includes Mitigation Measure U-1 to ensure that the development on the project site would comply with General Plan Policy 1-8 which requires the applicant to pay applicable PFE fees toward the funding of additional solid waste services. Potential impacts associated with regulatory compliance and solid waste services would be considered less than significant with mitigation incorporated.

The residential development of the proposed modified project is substantially similar to the residential development of the approved project, and would result in similar potential impacts associated with solid waste regulations and disposal. The proposed modified project would be required to comply with Mitigation Measure U-1. Further, the total number of residential units under the proposed modified project (294 units) would be 19 units less than the approved project (313 units), as a result, the proposed modified project would be expected to result in a slightly reduced amount of waste being produced by construction and operation of the proposed modified project when compared with the project analyzed in the 2012 EIR. Because the proposed modified project is substantially similar to the site plan analyzed in the 2012 EIR, the proposed modified project would not introduce any new impacts that were not previously disclosed. With the proposed mitigation, the proposed modified project would result in less than significant impacts associated with solid waste regulations and disposal. No new impact would occur.

6.18 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No New Impact
The lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur. Where prior to commencement of the environmental analysis a project proponent agrees to Mitigation Measures or project modifications that would avoid any significant effect on the environment or would mitigate the significant environmental effect, a lead agency need not prepare an EIR solely because without mitigation the environmental effects would have been significant (per Section 15065 of the CEQA Guidelines):				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	■
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	☐	☐	☐	■
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	■

The 2012 EIR found that the approved project could have potentially significant impacts on biological resources, possibly reducing or degrading habitat for a fish or wildlife species, causing population levels to drop substantially, or otherwise affecting a biological resource. Mitigation measures were identified in the 2012 that would reduce the impacts on cultural resources to less than significant. Other potentially significant impacts identified in the 2012 EIR for the approved project were air quality, hydrology and water quality, noise, transportation, and utilities. The EIR concluded that cumulative impacts to the environment could result from the implementation of the approved project. The proposed modified project, because of its similarities with the approved project, will not introduce new or more significant impacts that were not previously disclosed in the EIR.

The proposed modified project, like the approved project, will involve constructing a residential development. Though the site plan has changed, the approach to biological resources management will be similar. Some biological mitigation measures were revised from the 2012 EIR to cater to the specifics of the proposed modified project (BIO-2, BIO-3, and BIO-6). Others were drafted based on subsequent review of special-status species and further coordination with agencies; and the site plan and land use changes in the proposed modified project. Mitigation Measure BIO-1 was created to verify the original botanical survey's negative findings of special status plant species, because the duration since previous surveys was such that special status plant species could have potentially colonized the area. Though colonization of the area by a special status plant is unlikely due to the relatively disturbed conditions and low habitat quality of the season wetlands and grassland in the development portion of the site, a survey will corroborate with the original negative findings in the EIR, and the mitigation will support the recommendation for preconstruction surveys presented in the 2006 Biological Resources Assessment prepared for the approved project. Therefore, there are no new or more significant impacts that were not previously disclosed in the original EIR.

Mitigation Measures BIO-4 and BIO-5 were created to reduce potential impacts to nesting birds to less than significant by conducting preconstruction nesting surveys. The potential for impacts to nesting birds, and the need for preconstruction surveys were identified in the Biological Resources Assessment prepared for the approved project. Therefore, this is not a new or more significant impact not previously disclosed.

Question A: No New Impact

The preceding analysis indicates that the proposed modified project would have a significant and unavoidable impact related to the generation of ROG and NOx emissions during construction of the proposed modified project. The proposed modified project would be required to comply with

Mitigation Measure 4.1-1 from the 2012 EIR; however, compliance with the measure may not reduce the impacts to below a level of significance. This impact was identified in the 2012 EIR and is not new or more severe than the impacts identified in the 2012 EIR for the approved project. No new impacts would occur.

The preceding analysis also indicates that the proposed modified project would have a significant and unavoidable impact related to construction noise and groundborne vibration. The proposed modified project would be required to comply with Mitigation Measure 4.4.1 from the 2012 EIR; however, compliance with the measure may not reduce the impacts below a level of significance. This impact was identified in the 2012 EIR and is not new or more severe than the impacts identified in the 2012 EIR for the approved project. No new impacts would occur.

The proposed modified project would not have a significant adverse impact on overall environmental quality other than the previously mentioned impacts on emissions during construction. This also includes the potentially significant impacts discussed in the 2012 EIR that could reduce fish and wildlife species habitat, contribute to lowering populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal; and the mitigation that reduces the impact on cultural resources to less than significant, preventing important examples of the major periods of California history or prehistory from being eliminated.

Question B: No New Impact

The proposed modified project is substantially similar to the project analyzed in the 2012 EIR; the project site was slated to be developed with residential development. No new or more severe impacts have been identified as a result of the proposed modified project. As a result, the proposed modified project would not result in cumulative impacts other than those identified in the 2012 EIR. The EIR concluded that operation of the proposed modified project may result in a contribution to criteria air pollutants which could add to cumulative emissions in Placer County, causing a potentially significant impact. The 2012 EIR contains Mitigation Measure 4.1-8 to reduce the potential impact to less than significant.

Question C: No New Impact

As outlined in other sections of this IS, the proposed modified project will adhere to Mitigation Measures previously prescribed in the Mitigation Monitoring and Reporting Program adopted for the 2012 EIR for potentially significant impacts to: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, public services, and transportation and traffic. Other than the

previously mentioned significant and unavoidable impacts associated with emissions and noise and vibration during construction of the proposed modified project, these impacts have been reduced, but are still potentially significant at both the project and cumulative level. Implementation of the proposed modified project could result in substantial adverse effects to human beings either directly or indirectly. No new or more severe impacts have been identified as a result of the proposed modified project.

7. SUPPORTING INFORMATION SOURCES

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8. INITIAL STUDY PREPARERS

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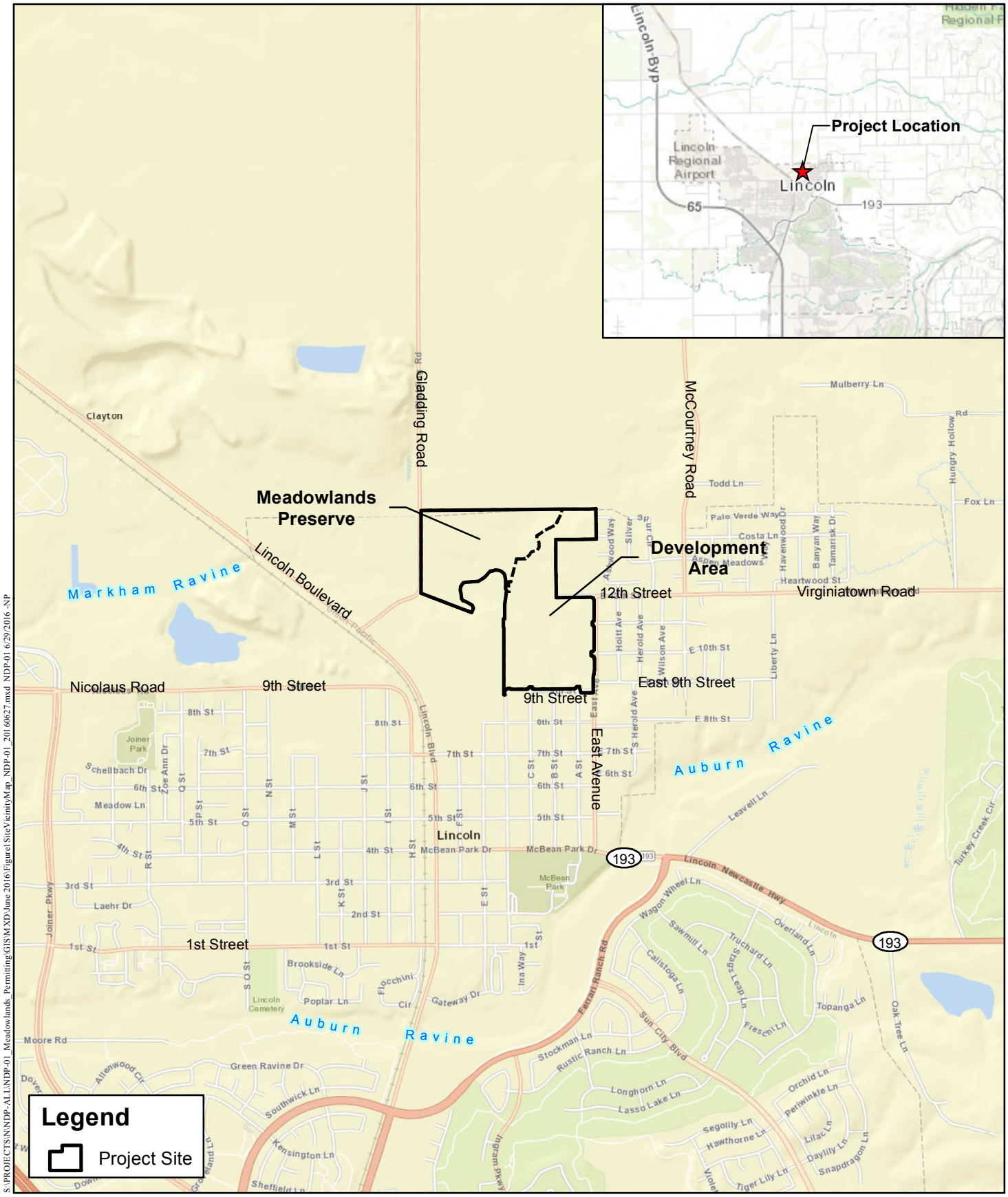
Appendix A

Figures 1-5



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Project Site and Vicinity

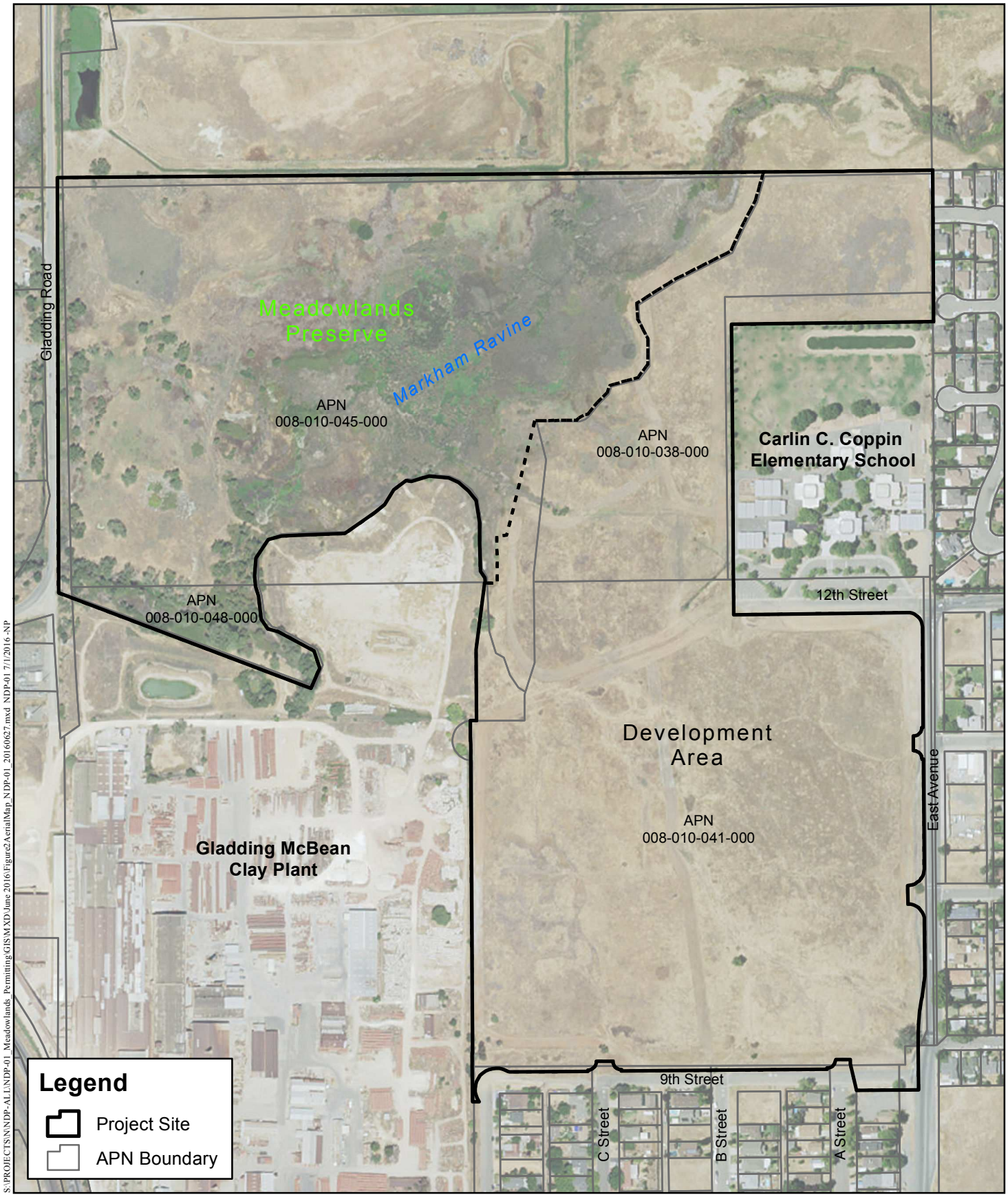
MEADOWLANDS SUBDIVISION 676

HELIX Environmental Planning

N

0 2,000 Feet

Figure 1



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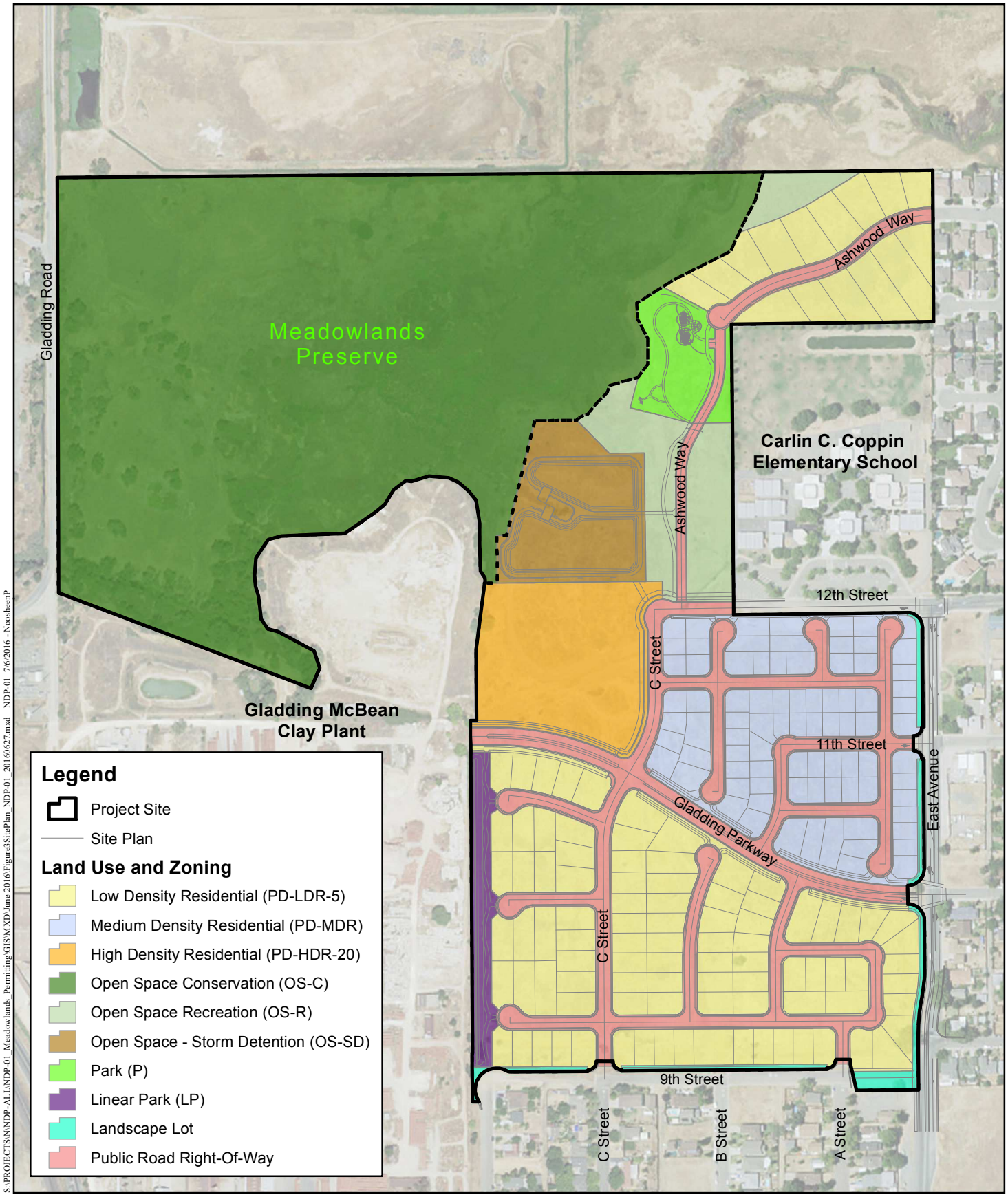
Aerial Map

MEADOWLANDS SUBDIVISION 678

HELIX Environmental Planning

N 0 400 Feet

Figure 2



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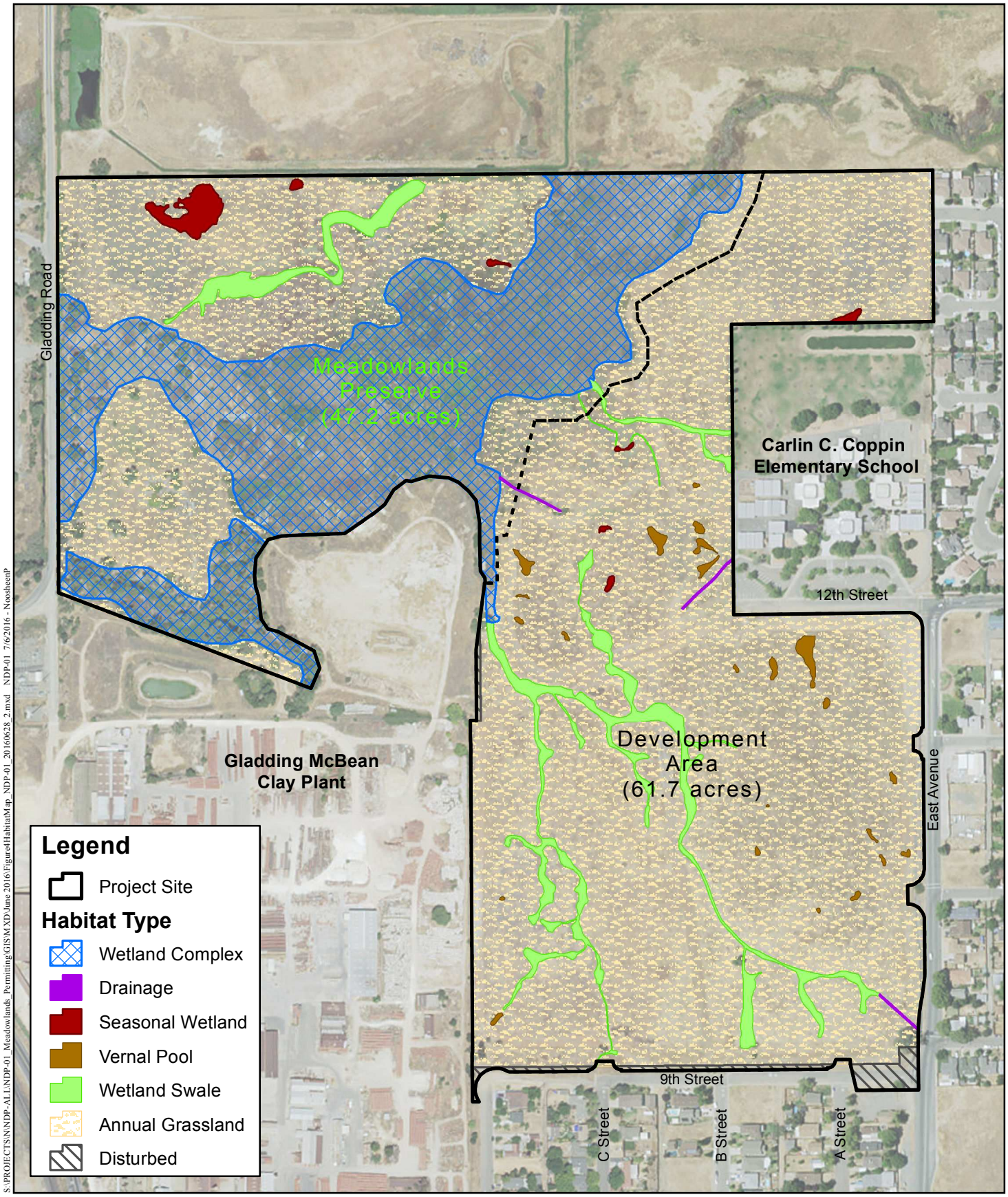
Site Plan

MEADOWLANDS SUBDIVISION 680

HELIX Environmental Planning

N 0 400 Feet

Figure 3



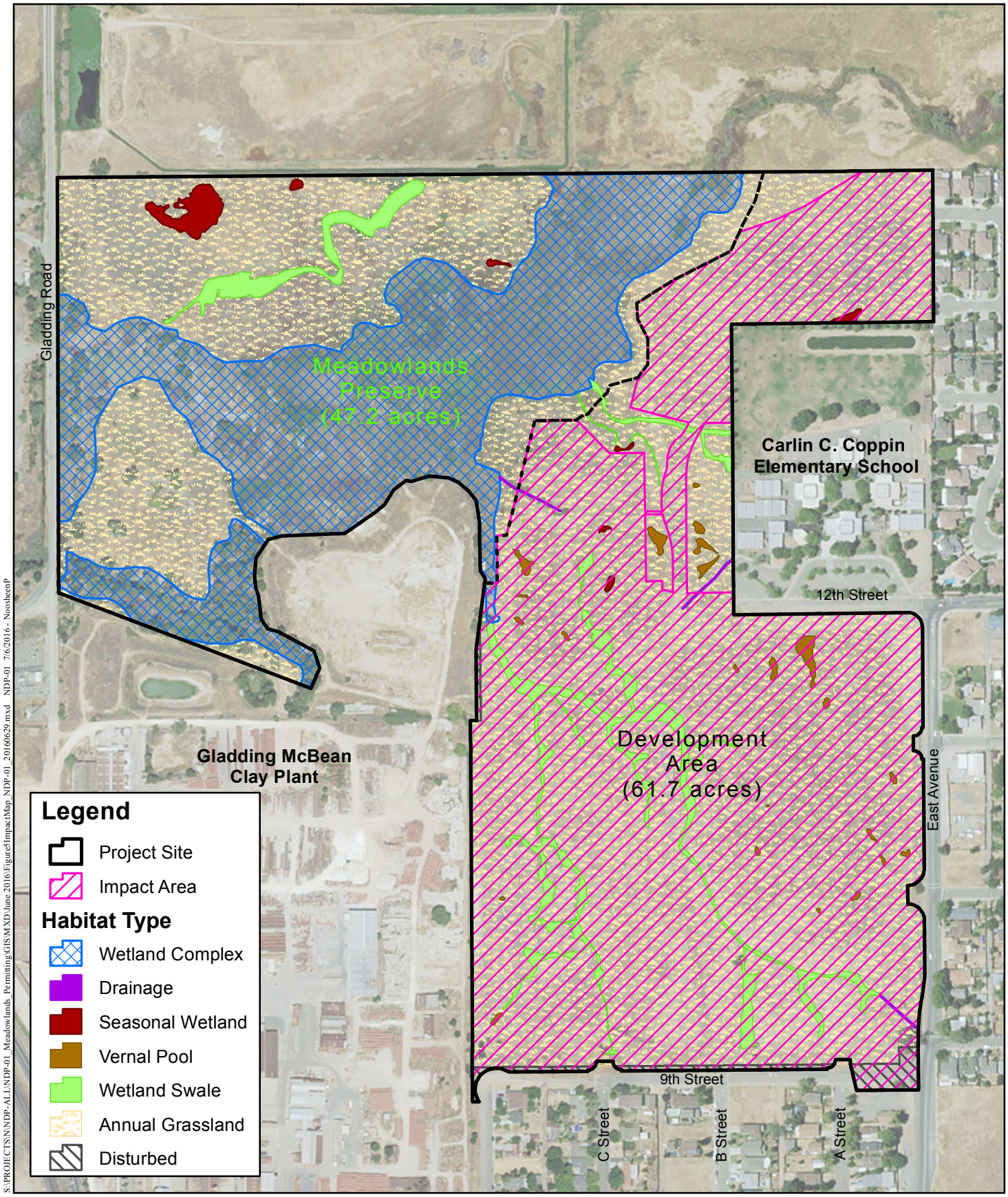
Habitat Map

MEADOWLANDS SUBDIVISION 682

HELIX Environmental Planning

N 0 400 Feet

Figure 4



Habitat Map

MEADOWLANDS SUBDIVISION 684

HELIX Environmental Planning

N 0 400 Feet

Figure 5

Appendix B

CalEEMod Air Quality and GHG Modeling Results

NDP 01 - Meadowlands

Placer County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	104.00	Dwelling Unit	6.50	104,000.00	297
Single Family Housing	186.00	Dwelling Unit	60.39	334,800.00	532

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Assumptions based on input from Niemi Development Partners

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Assumptions based on input from Niemi Development Partners

Off-road Equipment - Typical trenching equipment

Trips and VMT - Assumptions provided by Niemi Development Partners

Grading -

Construction Off-road Equipment Mitigation - Tier 2 equipment.

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
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tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	75.00	826.00
tblConstructionPhase	NumDays	1,110.00	849.00
tblConstructionPhase	PhaseEndDate	5/5/2021	2/22/2021
tblConstructionPhase	PhaseEndDate	6/7/2021	3/6/2018
tblConstructionPhase	PhaseStartDate	3/7/2018	12/23/2017
tblConstructionPhase	PhaseStartDate	2/23/2021	11/22/2017
tblGrading	MaterialExported	0.00	1,000.00
tblGrading	MaterialImported	0.00	30,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblProjectCharacteristics	OperationalYear	2014	2021
tblTripsAndVMT	HaulingTripLength	20.00	5.00

tblTripsAndVMT	HaulingTripNumber	3,750.00	1,670.00
tblTripsAndVMT	WorkerTripNumber	8.00	15.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.5802	5.7844	4.2476	5.9800e-003	0.8872	0.2833	1.1705	0.4094	0.2611	0.6705	0.0000	543.7797	543.7797	0.1379	0.0000	546.6760
2018	2.6743	3.8943	3.9376	7.1900e-003	0.2029	0.2317	0.4347	0.0546	0.2187	0.2732	0.0000	594.7885	594.7885	0.0930	0.0000	596.7425
2019	2.6013	3.3363	3.6225	6.9000e-003	0.2002	0.1902	0.3903	0.0538	0.1797	0.2335	0.0000	558.6292	558.6292	0.0835	0.0000	560.3822
2020	2.5706	3.0318	3.5273	6.9200e-003	0.2009	0.1655	0.3665	0.0540	0.1564	0.2104	0.0000	548.8940	548.8940	0.0822	0.0000	550.6206
2021	0.3575	0.3858	0.4832	9.8000e-004	0.0284	0.0201	0.0485	7.6300e-003	0.0190	0.0266	0.0000	77.1919	77.1919	0.0114	0.0000	77.4317
Total	**8.7839**	**16.4325**	**15.8182**	**0.0280**	**1.5196**	**0.8908**	**2.4104**	**0.5794**	**0.8349**	**1.4143**	**0.0000**	**2,323.2834**	**2,323.2834**	**0.4081**	**0.0000**	**2,331.8530**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2343	4.3768	3.4621	5.9800e-003	0.4252	0.1215	0.5467	0.1912	0.1212	0.3125	0.0000	543.7791	543.7791	0.1379	0.0000	546.6755
2018	2.4344	3.9955	4.0003	7.1900e-003	0.2029	0.1438	0.3467	0.0546	0.1433	0.1979	0.0000	594.7881	594.7881	0.0930	0.0000	596.7420
2019	2.4152	3.7296	3.7120	6.9000e-003	0.2002	0.1357	0.3359	0.0538	0.1353	0.1891	0.0000	558.6288	558.6288	0.0835	0.0000	560.3818
2020	2.4185	3.6929	3.6594	6.9200e-003	0.2009	0.1358	0.3367	0.0540	0.1354	0.1894	0.0000	548.8936	548.8936	0.0822	0.0000	550.6202
2021	0.3405	0.5143	0.5071	9.8000e-004	0.0284	0.0191	0.0475	7.6300e-003	0.0191	0.0267	0.0000	77.1919	77.1919	0.0114	0.0000	77.4317
Total	**7.8429**	**16.3090**	**15.3409**	**0.0280**	**1.0575**	**0.5560**	**1.6135**	**0.3613**	**0.5543**	**0.9155**	**0.0000**	**2,323.2815**	**2,323.2815**	**0.4081**	**0.0000**	**2,331.8512**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**10.71**	**0.75**	**3.02**	**0.00**	**30.41**	**37.59**	**33.06**	**37.65**	**33.62**	**35.27**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	20.6619	0.2718	24.5740	8.8700e-003		3.1612	3.1612		3.1611	3.1611	299.5577	129.1475	428.7052	0.2799	0.0236	441.8865
Energy	0.0445	0.3806	0.1619	2.4300e-003		0.0308	0.0308		0.0308	0.0308	0.0000	977.1348	977.1348	0.0327	0.0131	981.8820
Mobile	1.3030	3.3768	13.9566	0.0396	2.6026	0.0547	2.6573	0.6979	0.0504	0.7483	0.0000	2,779.0827	2,779.0827	0.0850	0.0000	2,780.8666
Waste						0.0000	0.0000		0.0000	0.0000	48.5879	0.0000	48.5879	2.8715	0.0000	108.8887
Water						0.0000	0.0000		0.0000	0.0000	5.9944	41.8710	47.8655	0.6176	0.0149	65.4626
Total	**22.0095**	**4.0291**	**38.6925**	**0.0509**	**2.6026**	**3.2467**	**5.8493**	**0.6979**	**3.2423**	**3.9402**	**354.1401**	**3,927.2360**	**4,281.3761**	**3.8865**	**0.0516**	**4,378.9864**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.4863	0.0249	2.1591	1.1000e-004		0.0263	0.0263		0.0261	0.0261	0.0000	209.0940	209.0940	7.3500e-003	3.7700e-003	210.4166
Energy	0.0353	0.3017	0.1284	1.9300e-003		0.0244	0.0244		0.0244	0.0244	0.0000	873.6220	873.6220	0.0304	0.0113	877.7664
Mobile	1.2941	3.3212	13.7778	0.0388	2.5506	0.0537	2.6042	0.6840	0.0495	0.7334	0.0000	2,725.1658	2,725.1658	0.0834	0.0000	2,726.9176
Waste						0.0000	0.0000		0.0000	0.0000	24.2940	0.0000	24.2940	1.4357	0.0000	54.4443
Water						0.0000	0.0000		0.0000	0.0000	4.7955	31.5095	36.3050	0.4940	0.0119	50.3751
Total	**3.8157**	**3.6478**	**16.0653**	**0.0409**	**2.5506**	**0.1043**	**2.6549**	**0.6840**	**0.1000**	**0.7839**	**29.0895**	**3,839.3913**	**3,868.4808**	**2.0509**	**0.0270**	**3,919.9201**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**82.66**	**9.47**	**58.48**	**19.71**	**2.00**	**96.79**	**54.61**	**2.00**	**96.92**	**80.10**	**91.79**	**2.24**	**9.64**	**47.23**	**47.66**	**10.48**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2017	4/25/2017	5	40	
2	Grading	Grading	4/26/2017	9/26/2017	5	110	
3	Underground Utilities	Trenching	9/27/2017	11/21/2017	5	40	
4	Building Construction	Building Construction	11/22/2017	2/22/2021	5	849	
5	Paving	Paving	11/22/2017	3/6/2018	5	75	
6	Architectural Coating	Architectural Coating	12/23/2017	2/22/2021	5	826	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 275

Acres of Paving: 0

Residential Indoor: 888,570; Residential Outdoor: 296,190; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Underground Utilities	Excavators	1	8.00	162	0.38
Underground Utilities	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	125.00	10.80	7.30	5.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	1,670.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Underground Utilities	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	142.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	28.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3614	0.0000	0.3614	0.1986	0.0000	0.1986	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0968	1.0351	0.7879	7.8000e-004		0.0551	0.0551		0.0507	0.0507	0.0000	72.6308	72.6308	0.0223	0.0000	73.0981
Total	**0.0968**	**1.0351**	**0.7879**	**7.8000e-004**	**0.3614**	**0.0551**	**0.4165**	**0.1986**	**0.0507**	**0.2493**	**0.0000**	**72.6308**	**72.6308**	**0.0223**	**0.0000**	**73.0981**

3.2 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.9000e-004	4.9300e-003	0.0121	1.0000e-005	2.6000e-004	6.0000e-005	3.2000e-004	7.0000e-005	5.0000e-005	1.3000e-004	0.0000	1.1237	1.1237	1.0000e-005	0.0000	1.1239
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0200e-003	1.2900e-003	0.0131	3.0000e-005	2.8300e-003	2.0000e-005	2.8500e-003	7.5000e-004	2.0000e-005	7.7000e-004	0.0000	2.3890	2.3890	1.1000e-004	0.0000	2.3913
Total	**1.9100e-003**	**6.2200e-003**	**0.0252**	**4.0000e-005**	**3.0900e-003**	**8.0000e-005**	**3.1700e-003**	**8.2000e-004**	**7.0000e-005**	**9.0000e-004**	**0.0000**	**3.5127**	**3.5127**	**1.2000e-004**	**0.0000**	**3.5152**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1626	0.0000	0.1626	0.0894	0.0000	0.0894	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0246	0.6885	0.4680	7.8000e-004		0.0192	0.0192		0.0192	0.0192	0.0000	72.6307	72.6307	0.0223	0.0000	73.0980
Total	**0.0246**	**0.6885**	**0.4680**	**7.8000e-004**	**0.1626**	**0.0192**	**0.1818**	**0.0894**	**0.0192**	**0.1086**	**0.0000**	**72.6307**	**72.6307**	**0.0223**	**0.0000**	**73.0980**

3.2 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.9000e-004	4.9300e-003	0.0121	1.0000e-005	2.6000e-004	6.0000e-005	3.2000e-004	7.0000e-005	5.0000e-005	1.3000e-004	0.0000	1.1237	1.1237	1.0000e-005	0.0000	1.1239
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0200e-003	1.2900e-003	0.0131	3.0000e-005	2.8300e-003	2.0000e-005	2.8500e-003	7.5000e-004	2.0000e-005	7.7000e-004	0.0000	2.3890	2.3890	1.1000e-004	0.0000	2.3913
Total	**1.9100e-003**	**6.2200e-003**	**0.0252**	**4.0000e-005**	**3.0900e-003**	**8.0000e-005**	**3.1700e-003**	**8.2000e-004**	**7.0000e-005**	**9.0000e-004**	**0.0000**	**3.5127**	**3.5127**	**1.2000e-004**	**0.0000**	**3.5152**

3.3 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.4787	0.0000	0.4787	0.1981	0.0000	0.1981	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3355	3.8276	2.5743	3.3900e-003		0.1825	0.1825		0.1679	0.1679	0.0000	315.0066	315.0066	0.0965	0.0000	317.0334
Total	**0.3355**	**3.8276**	**2.5743**	**3.3900e-003**	**0.4787**	**0.1825**	**0.6612**	**0.1981**	**0.1679**	**0.3659**	**0.0000**	**315.0066**	**315.0066**	**0.0965**	**0.0000**	**317.0334**

3.3 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0183	0.2065	0.1973	6.2000e-004	0.0140	3.0100e-003	0.0170	3.8500e-003	2.7700e-003	6.6200e-003	0.0000	56.1263	56.1263	3.9000e-004	0.0000	56.1344
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1300e-003	3.9300e-003	0.0401	1.0000e-004	8.6400e-003	6.0000e-005	8.7000e-003	2.3000e-003	5.0000e-005	2.3500e-003	0.0000	7.2998	7.2998	3.3000e-004	0.0000	7.3067
Total	**0.0215**	**0.2105**	**0.2374**	**7.2000e-004**	**0.0226**	**3.0700e-003**	**0.0257**	**6.1500e-003**	**2.8200e-003**	**8.9700e-003**	**0.0000**	**63.4261**	**63.4261**	**7.2000e-004**	**0.0000**	**63.4411**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2154	0.0000	0.2154	0.0891	0.0000	0.0891	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1041	2.8021	2.0869	3.3900e-003		0.0758	0.0758		0.0758	0.0758	0.0000	315.0062	315.0062	0.0965	0.0000	317.0331
Total	**0.1041**	**2.8021**	**2.0869**	**3.3900e-003**	**0.2154**	**0.0758**	**0.2912**	**0.0891**	**0.0758**	**0.1649**	**0.0000**	**315.0062**	**315.0062**	**0.0965**	**0.0000**	**317.0331**

3.3 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0183	0.2065	0.1973	6.2000e-004	0.0140	3.0100e-003	0.0170	3.8500e-003	2.7700e-003	6.6200e-003	0.0000	56.1263	56.1263	3.9000e-004	0.0000	56.1344
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1300e-003	3.9300e-003	0.0401	1.0000e-004	8.6400e-003	6.0000e-005	8.7000e-003	2.3000e-003	5.0000e-005	2.3500e-003	0.0000	7.2998	7.2998	3.3000e-004	0.0000	7.3067
Total	**0.0215**	**0.2105**	**0.2374**	**7.2000e-004**	**0.0226**	**3.0700e-003**	**0.0257**	**6.1500e-003**	**2.8200e-003**	**8.9700e-003**	**0.0000**	**63.4261**	**63.4261**	**7.2000e-004**	**0.0000**	**63.4411**

3.4 Underground Utilities - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0136	0.1412	0.1163	1.7000e-004		8.5300e-003	8.5300e-003		7.8500e-003	7.8500e-003	0.0000	15.5950	15.5950	4.7800e-003	0.0000	15.6953
Total	**0.0136**	**0.1412**	**0.1163**	**1.7000e-004**		**8.5300e-003**	**8.5300e-003**		**7.8500e-003**	**7.8500e-003**	**0.0000**	**15.5950**	**15.5950**	**4.7800e-003**	**0.0000**	**15.6953**

3.4 Underground Utilities - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	3.6000e-004	3.6400e-003	1.0000e-005	7.9000e-004	1.0000e-005	7.9000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6636	0.6636	3.0000e-005	0.0000	0.6643
Total	**2.8000e-004**	**3.6000e-004**	**3.6400e-003**	**1.0000e-005**	**7.9000e-004**	**1.0000e-005**	**7.9000e-004**	**2.1000e-004**	**0.0000**	**2.1000e-004**	**0.0000**	**0.6636**	**0.6636**	**3.0000e-005**	**0.0000**	**0.6643**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0400e-003	0.1507	0.1272	1.7000e-004		5.2100e-003	5.2100e-003		5.2100e-003	5.2100e-003	0.0000	15.5950	15.5950	4.7800e-003	0.0000	15.6953
Total	**7.0400e-003**	**0.1507**	**0.1272**	**1.7000e-004**		**5.2100e-003**	**5.2100e-003**		**5.2100e-003**	**5.2100e-003**	**0.0000**	**15.5950**	**15.5950**	**4.7800e-003**	**0.0000**	**15.6953**

3.4 Underground Utilities - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	3.6000e-004	3.6400e-003	1.0000e-005	7.9000e-004	1.0000e-005	7.9000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6636	0.6636	3.0000e-005	0.0000	0.6643
Total	**2.8000e-004**	**3.6000e-004**	**3.6400e-003**	**1.0000e-005**	**7.9000e-004**	**1.0000e-005**	**7.9000e-004**	**2.1000e-004**	**0.0000**	**2.1000e-004**	**0.0000**	**0.6636**	**0.6636**	**3.0000e-005**	**0.0000**	**0.6643**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0434	0.3697	0.2538	3.8000e-004		0.0249	0.0249		0.0234	0.0234	0.0000	33.5271	33.5271	8.2500e-003	0.0000	33.7004
Total	**0.0434**	**0.3697**	**0.2538**	**3.8000e-004**		**0.0249**	**0.0249**		**0.0234**	**0.0234**	**0.0000**	**33.5271**	**33.5271**	**8.2500e-003**	**0.0000**	**33.7004**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.1000e-003	0.0382	0.0587	1.0000e-004	2.7800e-003	5.8000e-004	3.3700e-003	8.0000e-004	5.4000e-004	1.3400e-003	0.0000	9.2433	9.2433	7.0000e-005	0.0000	9.2447
Worker	5.6600e-003	7.1100e-003	0.0724	1.8000e-004	0.0156	1.0000e-004	0.0157	4.1600e-003	1.0000e-004	4.2500e-003	0.0000	13.1928	13.1928	5.9000e-004	0.0000	13.2053
Total	**0.0108**	**0.0453**	**0.1311**	**2.8000e-004**	**0.0184**	**6.8000e-004**	**0.0191**	**4.9600e-003**	**6.4000e-004**	**5.5900e-003**	**0.0000**	**22.4360**	**22.4360**	**6.6000e-004**	**0.0000**	**22.4500**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0151	0.3285	0.2494	3.8000e-004		0.0126	0.0126		0.0126	0.0126	0.0000	33.5270	33.5270	8.2500e-003	0.0000	33.7003
Total	**0.0151**	**0.3285**	**0.2494**	**3.8000e-004**		**0.0126**	**0.0126**		**0.0126**	**0.0126**	**0.0000**	**33.5270**	**33.5270**	**8.2500e-003**	**0.0000**	**33.7003**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.1000e-003	0.0382	0.0587	1.0000e-004	2.7800e-003	5.8000e-004	3.3700e-003	8.0000e-004	5.4000e-004	1.3400e-003	0.0000	9.2433	9.2433	7.0000e-005	0.0000	9.2447
Worker	5.6600e-003	7.1100e-003	0.0724	1.8000e-004	0.0156	1.0000e-004	0.0157	4.1600e-003	1.0000e-004	4.2500e-003	0.0000	13.1928	13.1928	5.9000e-004	0.0000	13.2053
Total	**0.0108**	**0.0453**	**0.1311**	**2.8000e-004**	**0.0184**	**6.8000e-004**	**0.0191**	**4.9600e-003**	**6.4000e-004**	**5.5900e-003**	**0.0000**	**22.4360**	**22.4360**	**6.6000e-004**	**0.0000**	**22.4500**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9844	308.9844	0.0756	0.0000	310.5723
Total	**0.3483**	**3.0355**	**2.2880**	**3.5000e-003**		**0.1950**	**0.1950**		**0.1833**	**0.1833**	**0.0000**	**308.9844**	**308.9844**	**0.0756**	**0.0000**	**310.5723**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0427	0.3232	0.5103	9.6000e-004	0.0259	4.8900e-003	0.0308	7.4500e-003	4.5000e-003	0.0119	0.0000	84.6591	84.6591	6.3000e-004	0.0000	84.6724
Worker	0.0465	0.0593	0.5977	1.7100e-003	0.1455	9.6000e-004	0.1465	0.0387	8.9000e-004	0.0396	0.0000	118.3121	118.3121	5.0800e-003	0.0000	118.4188
Total	**0.0891**	**0.3825**	**1.1081**	**2.6700e-003**	**0.1715**	**5.8500e-003**	**0.1773**	**0.0462**	**5.3900e-003**	**0.0516**	**0.0000**	**202.9711**	**202.9711**	**5.7100e-003**	**0.0000**	**203.0911**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1407	3.0617	2.3249	3.5000e-003		0.1177	0.1177		0.1177	0.1177	0.0000	308.9841	308.9841	0.0756	0.0000	310.5720
Total	**0.1407**	**3.0617**	**2.3249**	**3.5000e-003**		**0.1177**	**0.1177**		**0.1177**	**0.1177**	**0.0000**	**308.9841**	**308.9841**	**0.0756**	**0.0000**	**310.5720**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0427	0.3232	0.5103	9.6000e-004	0.0259	4.8900e-003	0.0308	7.4500e-003	4.5000e-003	0.0119	0.0000	84.6591	84.6591	6.3000e-004	0.0000	84.6724
Worker	0.0465	0.0593	0.5977	1.7100e-003	0.1455	9.6000e-004	0.1465	0.0387	8.9000e-004	0.0396	0.0000	118.3121	118.3121	5.0800e-003	0.0000	118.4188
Total	**0.0891**	**0.3825**	**1.1081**	**2.6700e-003**	**0.1715**	**5.8500e-003**	**0.1773**	**0.0462**	**5.3900e-003**	**0.0516**	**0.0000**	**202.9711**	**202.9711**	**5.7100e-003**	**0.0000**	**203.0911**

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3069	2.7359	2.2342	3.5000e-003		0.1677	0.1677		0.1577	0.1577	0.0000	305.5302	305.5302	0.0743	0.0000	307.0913
Total	**0.3069**	**2.7359**	**2.2342**	**3.5000e-003**		**0.1677**	**0.1677**		**0.1577**	**0.1577**	**0.0000**	**305.5302**	**305.5302**	**0.0743**	**0.0000**	**307.0913**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0399	0.2959	0.4916	9.6000e-004	0.0259	4.5300e-003	0.0305	7.4500e-003	4.1700e-003	0.0116	0.0000	83.2338	83.2338	6.2000e-004	0.0000	83.2468
Worker	0.0424	0.0543	0.5483	1.7100e-003	0.1455	9.6000e-004	0.1465	0.0387	8.9000e-004	0.0396	0.0000	114.0554	114.0554	4.7700e-003	0.0000	114.1556
Total	**0.0823**	**0.3501**	**1.0399**	**2.6700e-003**	**0.1715**	**5.4900e-003**	**0.1770**	**0.0462**	**5.0600e-003**	**0.0512**	**0.0000**	**197.2892**	**197.2892**	**5.3900e-003**	**0.0000**	**197.4023**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1407	3.0617	2.3249	3.5000e-003		0.1177	0.1177		0.1177	0.1177	0.0000	305.5299	305.5299	0.0743	0.0000	307.0909
Total	**0.1407**	**3.0617**	**2.3249**	**3.5000e-003**		**0.1177**	**0.1177**		**0.1177**	**0.1177**	**0.0000**	**305.5299**	**305.5299**	**0.0743**	**0.0000**	**307.0909**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0399	0.2959	0.4916	9.6000e-004	0.0259	4.5300e-003	0.0305	7.4500e-003	4.1700e-003	0.0116	0.0000	83.2338	83.2338	6.2000e-004	0.0000	83.2468
Worker	0.0424	0.0543	0.5483	1.7100e-003	0.1455	9.6000e-004	0.1465	0.0387	8.9000e-004	0.0396	0.0000	114.0554	114.0554	4.7700e-003	0.0000	114.1556
Total	**0.0823**	**0.3501**	**1.0399**	**2.6700e-003**	**0.1715**	**5.4900e-003**	**0.1770**	**0.0462**	**5.0600e-003**	**0.0512**	**0.0000**	**197.2892**	**197.2892**	**5.3900e-003**	**0.0000**	**197.4023**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973
Total	**0.2766**	**2.5000**	**2.2019**	**3.5100e-003**		**0.1458**	**0.1458**		**0.1371**	**0.1371**	**0.0000**	**302.1514**	**302.1514**	**0.0736**	**0.0000**	**303.6973**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0378	0.2510	0.4783	9.6000e-004	0.0260	4.0600e-003	0.0301	7.4800e-003	3.7300e-003	0.0112	0.0000	81.6605	81.6605	6.0000e-004	0.0000	81.6731
Worker	0.0394	0.0503	0.5072	1.7200e-003	0.1461	9.6000e-004	0.1470	0.0389	8.9000e-004	0.0398	0.0000	109.9536	109.9536	4.5200e-003	0.0000	110.0485
Total	**0.0773**	**0.3013**	**0.9855**	**2.6800e-003**	**0.1721**	**5.0200e-003**	**0.1771**	**0.0464**	**4.6200e-003**	**0.0510**	**0.0000**	**191.6141**	**191.6141**	**5.1200e-003**	**0.0000**	**191.7216**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1412	3.0735	2.3338	3.5100e-003		0.1181	0.1181		0.1181	0.1181	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969
Total	**0.1412**	**3.0735**	**2.3338**	**3.5100e-003**		**0.1181**	**0.1181**		**0.1181**	**0.1181**	**0.0000**	**302.1510**	**302.1510**	**0.0736**	**0.0000**	**303.6969**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0378	0.2510	0.4783	9.6000e-004	0.0260	4.0600e-003	0.0301	7.4800e-003	3.7300e-003	0.0112	0.0000	81.6605	81.6605	6.0000e-004	0.0000	81.6731
Worker	0.0394	0.0503	0.5072	1.7200e-003	0.1461	9.6000e-004	0.1470	0.0389	8.9000e-004	0.0398	0.0000	109.9536	109.9536	4.5200e-003	0.0000	110.0485
Total	**0.0773**	**0.3013**	**0.9855**	**2.6800e-003**	**0.1721**	**5.0200e-003**	**0.1771**	**0.0464**	**4.6200e-003**	**0.0510**	**0.0000**	**191.6141**	**191.6141**	**5.1200e-003**	**0.0000**	**191.7216**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0350	0.3208	0.3060	5.0000e-004		0.0177	0.0177		0.0166	0.0166	0.0000	42.6753	42.6753	0.0103	0.0000	42.8912
Total	**0.0350**	**0.3208**	**0.3060**	**5.0000e-004**		**0.0177**	**0.0177**		**0.0166**	**0.0166**	**0.0000**	**42.6753**	**42.6753**	**0.0103**	**0.0000**	**42.8912**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6600e-003	0.0288	0.0630	1.4000e-004	3.6800e-003	5.1000e-004	4.1900e-003	1.0600e-003	4.7000e-004	1.5300e-003	0.0000	11.5124	11.5124	8.0000e-005	0.0000	11.5142
Worker	5.2700e-003	6.6600e-003	0.0673	2.4000e-004	0.0206	1.4000e-004	0.0208	5.4900e-003	1.3000e-004	5.6200e-003	0.0000	15.2697	15.2697	6.1000e-004	0.0000	15.2826
Total	**9.9300e-003**	**0.0354**	**0.1303**	**3.8000e-004**	**0.0243**	**6.5000e-004**	**0.0250**	**6.5500e-003**	**6.0000e-004**	**7.1500e-003**	**0.0000**	**26.7822**	**26.7822**	**6.9000e-004**	**0.0000**	**26.7968**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0200	0.4340	0.3296	5.0000e-004		0.0167	0.0167		0.0167	0.0167	0.0000	42.6753	42.6753	0.0103	0.0000	42.8912
Total	**0.0200**	**0.4340**	**0.3296**	**5.0000e-004**		**0.0167**	**0.0167**		**0.0167**	**0.0167**	**0.0000**	**42.6753**	**42.6753**	**0.0103**	**0.0000**	**42.8912**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6600e-003	0.0288	0.0630	1.4000e-004	3.6800e-003	5.1000e-004	4.1900e-003	1.0600e-003	4.7000e-004	1.5300e-003	0.0000	11.5124	11.5124	8.0000e-005	0.0000	11.5142
Worker	5.2700e-003	6.6600e-003	0.0673	2.4000e-004	0.0206	1.4000e-004	0.0208	5.4900e-003	1.3000e-004	5.6200e-003	0.0000	15.2697	15.2697	6.1000e-004	0.0000	15.2826
Total	**9.9300e-003**	**0.0354**	**0.1303**	**3.8000e-004**	**0.0243**	**6.5000e-004**	**0.0250**	**6.5500e-003**	**6.0000e-004**	**7.1500e-003**	**0.0000**	**26.7822**	**26.7822**	**6.9000e-004**	**0.0000**	**26.7968**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0134	0.1421	0.1031	1.6000e-004		7.9700e-003	7.9700e-003		7.3300e-003	7.3300e-003	0.0000	14.4854	14.4854	4.4400e-003	0.0000	14.5786
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0134**	**0.1421**	**0.1031**	**1.6000e-004**		**7.9700e-003**	**7.9700e-003**		**7.3300e-003**	**7.3300e-003**	**0.0000**	**14.4854**	**14.4854**	**4.4400e-003**	**0.0000**	**14.5786**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-004	7.5000e-004	7.6500e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3936	1.3936	6.0000e-005	0.0000	1.3949
Total	**6.0000e-004**	**7.5000e-004**	**7.6500e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.3936**	**1.3936**	**6.0000e-005**	**0.0000**	**1.3949**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.3900e-003	0.1379	0.1185	1.6000e-004		4.5800e-003	4.5800e-003		4.5800e-003	4.5800e-003	0.0000	14.4854	14.4854	4.4400e-003	0.0000	14.5786
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.3900e-003**	**0.1379**	**0.1185**	**1.6000e-004**		**4.5800e-003**	**4.5800e-003**		**4.5800e-003**	**4.5800e-003**	**0.0000**	**14.4854**	**14.4854**	**4.4400e-003**	**0.0000**	**14.5786**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-004	7.5000e-004	7.6500e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3936	1.3936	6.0000e-005	0.0000	1.3949
Total	**6.0000e-004**	**7.5000e-004**	**7.6500e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.3936**	**1.3936**	**6.0000e-005**	**0.0000**	**1.3949**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0189	0.2017	0.1703	2.6000e-004		0.0110	0.0110		0.0102	0.0102	0.0000	23.9333	23.9333	7.4500e-003	0.0000	24.0897
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0189**	**0.2017**	**0.1703**	**2.6000e-004**		**0.0110**	**0.0110**		**0.0102**	**0.0102**	**0.0000**	**23.9333**	**23.9333**	**7.4500e-003**	**0.0000**	**24.0897**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	1.1300e-003	0.0114	3.0000e-005	2.7700e-003	2.0000e-005	2.7900e-003	7.4000e-004	2.0000e-005	7.5000e-004	0.0000	2.2506	2.2506	1.0000e-004	0.0000	2.2526
Total	**8.8000e-004**	**1.1300e-003**	**0.0114**	**3.0000e-005**	**2.7700e-003**	**2.0000e-005**	**2.7900e-003**	**7.4000e-004**	**2.0000e-005**	**7.5000e-004**	**0.0000**	**2.2506**	**2.2506**	**1.0000e-004**	**0.0000**	**2.2526**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0107	0.2315	0.1989	2.6000e-004		7.6900e-003	7.6900e-003		7.6900e-003	7.6900e-003	0.0000	23.9332	23.9332	7.4500e-003	0.0000	24.0897
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0107**	**0.2315**	**0.1989**	**2.6000e-004**		**7.6900e-003**	**7.6900e-003**		**7.6900e-003**	**7.6900e-003**	**0.0000**	**23.9332**	**23.9332**	**7.4500e-003**	**0.0000**	**24.0897**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	1.1300e-003	0.0114	3.0000e-005	2.7700e-003	2.0000e-005	2.7900e-003	7.4000e-004	2.0000e-005	7.5000e-004	0.0000	2.2506	2.2506	1.0000e-004	0.0000	2.2526
Total	**8.8000e-004**	**1.1300e-003**	**0.0114**	**3.0000e-005**	**2.7700e-003**	**2.0000e-005**	**2.7900e-003**	**7.4000e-004**	**2.0000e-005**	**7.5000e-004**	**0.0000**	**2.2506**	**2.2506**	**1.0000e-004**	**0.0000**	**2.2526**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0416					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.3000e-004	5.4600e-003	4.6700e-003	1.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	0.6383	0.6383	7.0000e-005	0.0000	0.6397
Total	**0.0424**	**5.4600e-003**	**4.6700e-003**	**1.0000e-005**		**4.3000e-004**	**4.3000e-004**		**4.3000e-004**	**4.3000e-004**	**0.0000**	**0.6383**	**0.6383**	**7.0000e-005**	**0.0000**	**0.6397**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	2.5000e-004	2.5500e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4645	0.4645	2.0000e-005	0.0000	0.4650
Total	**2.0000e-004**	**2.5000e-004**	**2.5500e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4645**	**0.4645**	**2.0000e-005**	**0.0000**	**0.4650**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0416					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8000e-004	5.8800e-003	4.5800e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	7.0000e-005	0.0000	0.6397
Total	**0.0418**	**5.8800e-003**	**4.5800e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**7.0000e-005**	**0.0000**	**0.6397**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	2.5000e-004	2.5500e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4645	0.4645	2.0000e-005	0.0000	0.4650
Total	**2.0000e-004**	**2.5000e-004**	**2.5500e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4645**	**0.4645**	**2.0000e-005**	**0.0000**	**0.4650**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.1690					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0390	0.2618	0.2420	3.9000e-004		0.0197	0.0197		0.0197	0.0197	0.0000	33.3200	33.3200	3.1700e-003	0.0000	33.3865
Total	**2.2079**	**0.2618**	**0.2420**	**3.9000e-004**		**0.0197**	**0.0197**		**0.0197**	**0.0197**	**0.0000**	**33.3200**	**33.3200**	**3.1700e-003**	**0.0000**	**33.3865**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1600e-003	0.0117	0.1179	3.4000e-004	0.0287	1.9000e-004	0.0289	7.6400e-003	1.7000e-004	7.8100e-003	0.0000	23.3291	23.3291	1.0000e-003	0.0000	23.3502
Total	**9.1600e-003**	**0.0117**	**0.1179**	**3.4000e-004**	**0.0287**	**1.9000e-004**	**0.0289**	**7.6400e-003**	**1.7000e-004**	**7.8100e-003**	**0.0000**	**23.3291**	**23.3291**	**1.0000e-003**	**0.0000**	**23.3502**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.1690					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0149	0.3070	0.2391	3.9000e-004		0.0124	0.0124		0.0124	0.0124	0.0000	33.3200	33.3200	3.1700e-003	0.0000	33.3865
Total	**2.1838**	**0.3070**	**0.2391**	**3.9000e-004**		**0.0124**	**0.0124**		**0.0124**	**0.0124**	**0.0000**	**33.3200**	**33.3200**	**3.1700e-003**	**0.0000**	**33.3865**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1600e-003	0.0117	0.1179	3.4000e-004	0.0287	1.9000e-004	0.0289	7.6400e-003	1.7000e-004	7.8100e-003	0.0000	23.3291	23.3291	1.0000e-003	0.0000	23.3502
Total	**9.1600e-003**	**0.0117**	**0.1179**	**3.4000e-004**	**0.0287**	**1.9000e-004**	**0.0289**	**7.6400e-003**	**1.7000e-004**	**7.8100e-003**	**0.0000**	**23.3291**	**23.3291**	**1.0000e-003**	**0.0000**	**23.3502**

3.7 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.1690					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0348	0.2395	0.2403	3.9000e-004		0.0168	0.0168		0.0168	0.0168	0.0000	33.3200	33.3200	2.8100e-003	0.0000	33.3791
Total	**2.2037**	**0.2395**	**0.2403**	**3.9000e-004**		**0.0168**	**0.0168**		**0.0168**	**0.0168**	**0.0000**	**33.3200**	**33.3200**	**2.8100e-003**	**0.0000**	**33.3791**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.3700e-003	0.0107	0.1081	3.4000e-004	0.0287	1.9000e-004	0.0289	7.6400e-003	1.7000e-004	7.8100e-003	0.0000	22.4898	22.4898	9.4000e-004	0.0000	22.5096
Total	**8.3700e-003**	**0.0107**	**0.1081**	**3.4000e-004**	**0.0287**	**1.9000e-004**	**0.0289**	**7.6400e-003**	**1.7000e-004**	**7.8100e-003**	**0.0000**	**22.4898**	**22.4898**	**9.4000e-004**	**0.0000**	**22.5096**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.1690					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0149	0.3070	0.2391	3.9000e-004		0.0124	0.0124		0.0124	0.0124	0.0000	33.3199	33.3199	2.8100e-003	0.0000	33.3790
Total	**2.1838**	**0.3070**	**0.2391**	**3.9000e-004**		**0.0124**	**0.0124**		**0.0124**	**0.0124**	**0.0000**	**33.3199**	**33.3199**	**2.8100e-003**	**0.0000**	**33.3790**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.3700e-003	0.0107	0.1081	3.4000e-004	0.0287	1.9000e-004	0.0289	7.6400e-003	1.7000e-004	7.8100e-003	0.0000	22.4898	22.4898	9.4000e-004	0.0000	22.5096
Total	**8.3700e-003**	**0.0107**	**0.1081**	**3.4000e-004**	**0.0287**	**1.9000e-004**	**0.0289**	**7.6400e-003**	**1.7000e-004**	**7.8100e-003**	**0.0000**	**22.4898**	**22.4898**	**9.4000e-004**	**0.0000**	**22.5096**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.1773					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0317	0.2206	0.2399	3.9000e-004		0.0145	0.0145		0.0145	0.0145	0.0000	33.4476	33.4476	2.5900e-003	0.0000	33.5020
Total	**2.2090**	**0.2206**	**0.2399**	**3.9000e-004**		**0.0145**	**0.0145**		**0.0145**	**0.0145**	**0.0000**	**33.4476**	**33.4476**	**2.5900e-003**	**0.0000**	**33.5020**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7800e-003	9.9200e-003	0.1000	3.4000e-004	0.0288	1.9000e-004	0.0290	7.6700e-003	1.8000e-004	7.8400e-003	0.0000	21.6810	21.6810	8.9000e-004	0.0000	21.6997
Total	**7.7800e-003**	**9.9200e-003**	**0.1000**	**3.4000e-004**	**0.0288**	**1.9000e-004**	**0.0290**	**7.6700e-003**	**1.8000e-004**	**7.8400e-003**	**0.0000**	**21.6810**	**21.6810**	**8.9000e-004**	**0.0000**	**21.6997**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.1773					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0149	0.3082	0.2401	3.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	33.4476	33.4476	2.5900e-003	0.0000	33.5020
Total	**2.1922**	**0.3082**	**0.2401**	**3.9000e-004**		**0.0125**	**0.0125**		**0.0125**	**0.0125**	**0.0000**	**33.4476**	**33.4476**	**2.5900e-003**	**0.0000**	**33.5020**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7800e-003	9.9200e-003	0.1000	3.4000e-004	0.0288	1.9000e-004	0.0290	7.6700e-003	1.8000e-004	7.8400e-003	0.0000	21.6810	21.6810	8.9000e-004	0.0000	21.6997
Total	**7.7800e-003**	**9.9200e-003**	**0.1000**	**3.4000e-004**	**0.0288**	**1.9000e-004**	**0.0290**	**7.6700e-003**	**1.8000e-004**	**7.8400e-003**	**0.0000**	**21.6810**	**21.6810**	**8.9000e-004**	**0.0000**	**21.6997**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3075					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.0500e-003	0.0283	0.0336	5.0000e-005		1.7400e-003	1.7400e-003		1.7400e-003	1.7400e-003	0.0000	4.7235	4.7235	3.2000e-004	0.0000	4.7303
Total	**0.3115**	**0.0283**	**0.0336**	**5.0000e-005**		**1.7400e-003**	**1.7400e-003**		**1.7400e-003**	**1.7400e-003**	**0.0000**	**4.7235**	**4.7235**	**3.2000e-004**	**0.0000**	**4.7303**